Karen Johnson Davidson County
Batch# 375122 DEEDWARR
03/20/2020 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $804.55
20200320-0030605

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,447.00

Tamera K. Weatherspoon
Affiant

Subscribed and sworn to before me, this 19 day of March, 2020.

Cari Allen
Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tamera K. Weatherspoon	CMG Mortgage	**151100A03900CO**
7517 W Winchester Drive	3100 Crow Canyon Rd. Suite 400	
Antioch, TN 37013	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dana A. Duke, now known as Dana Duke Danner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tamera K. Weatherspoon, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 58, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dana A. Duke, unmarried, by Warranty Deed from Ole South Properties, Inc., dated July 26, 2002, of record in Instrument No. 20020731-0091561, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20010123-0006894, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010331-0056382 and 20031111-0164945, in the said Register's Office.

By-Laws of record in Instrument No. 20041022-0127537, in the said Register's Office

Charter recorded at Instrument No. 20010531-0056381, in the said Register's Office

Easements of record at Book 2338, Page 466, Book 4446, Page 423, Book 1101, Page 457, Book 8197, Page 288, Book 8358, Page 91, 94, Book 9691, Page 919, Book 1115, Page 302, Instrument No. 20000906-0088271 and 20000906-0088272, as recorded in the said Register's Office

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7517 W Winchester Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 3/19/2020
Dana Duke Danner

_____ Date: 3/19/2020
David Danner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Dana Duke Danner & David Danner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19TH day of MARCH, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21