WARRANTY DEED

Karen Johnson Davidson County
Batch# 397085 DEEDWARR
05/07/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200507-0047890

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: March 05, 2023

(AFFIX SEAL)

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gilchrist Torres Katie Grohsman	CMG Mortgage Inc., dba CMG Financial ISAOA/ATIMA	030000189.00
(NAME)	(NAME)	
4952 Laws Rd.	3160 Crow Canyon Road Suite 400	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cynthia Addis, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gilchrist Torres and Katie Grohsman,Husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Joe Dixson Subdivision , Section II, which is of record in Plat Book 6200, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Neil C. Addis and wife, Cynthia G. Addis by Warranty Deed from Joseph R. Dixon and wife, Vera Faye Dixon dated November 18, 2005 in record of Instrument 20051122-0140861 in the Register's Office of Davidson County, Tennessee. Per the final Divorce Decree property is Deed to Cynthia G. Addis of record in Instrument No. 202005070047889 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4952 Laws Rd., Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hands this 4th day of May, 2020.

Cynthia Addis

State of Tennessee
County of Rutherford

Personally appeared before me Cynthia Addis, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of May, 2020.

KRISTIN L. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 23904

True Copy Certification

I, Jack E. Gritton II, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23