Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#14741

Karen Johnson Davidson County
Batch# 405597 DEEDWARR
05/26/2020 11:05:03 AM 2 pgs
Fees: $13.00 Taxes: $828.80
20200526-0053864

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clarence & Carolyn Mitchell 1017 Windsor Brook Place Antioch, TN 37013	CMG Mortgage Inc 3160 Crow Canyon Rd Suite 400 San Ramon CA 94583	151100A-126.00CO

THIS INDENTURE, made this 21st day of May, 2020 between

Karen L. Hayes, single

of Davidson County, Tennessee, hereinafter referred to as **Grantor** and

Clarence S. Mitchell and Carolyn F. Mitchell, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51 of Phase 2, Villages of Long Hunter, a Planned Unit Development of record in Plat Instrument 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Karen L. Hayes, single by Cash Deed for Tennessee dated 10/15/13 from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20131021-0109556, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1017 Windsor Brook Place, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Karen L. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen L. Hayes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of May, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $224,000.00.

Karen L. Hayes
Affiant

Sworn to and subscribed before me, this 21st day of May, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County