Karen Johnson Davidson County
Batch# 437711 DEEDWARR
07/15/2020 10:12:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200715-0077306

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Affiant

Subscribed and sworn to before me, this 13th day of July, 2020.

Notary Public

My commission expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kathy C. Warner	CMG Mortgage, Inc, dba CMG Financial	**086-04-0-007.00**
1504 Andchel Drive	3160 Crow Canyon Rd, Ste 400	
Hermitage, TN 37076	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jimmy C. Brinkley and wife, Ann M. Brinkley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kathy C. Warner, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Final P.U.D. Plan of Jackson's Retreat, Phase III of record in Plat Book 5200, Page (s) 517 and 518, amended Book 6095, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy C. Brinkley and wife, Ann M. Brinkley by Warranty deed from Beverly D. Storch, an unmarried person of record in Book 8790, page 996, Register's Office for Davidson County, Tennessee, dated November 17, 1992 and recorded on November 19, 1992.
Jimmy C. Brinkley is also known as James Claude Brinkley

This is improved property known as **1504 Andchel Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of July, 2020.

Jimmy C. Brinkley a/k/a James Claude Brinkley By Monica O'Neill his attorney in Fact

Jimmy C. Brinkley, A/K/A James Claude Brinkley, By: Monica O'Neill, his Attorney-in-Fact

Ann M. Brinkley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Monica O'Neill**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Jimmy C. Brinkley, also known as James Claude Brinkley**, and is authorized by him to execute this instrument on his behalf.

This the 13th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: Sept. 20, 2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ann M. Brinkley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of July, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000255-529

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020