FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF
Karen Johnson Davidson County Batch# 460529 DEEDWARR 08/20/2020 09:52:17 AM 2 pgs Fees: $13.00 Taxes: $1,258.00 20200820-0093908	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **340,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/14/2020** Notary Public MY COMMISSION EXPIRES: 7-3-23 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary C. Mutual	**CMG Mortgage, Inc. dba CMG Financial**	**098-05-0B-029.00**
(NAME) **6500 Lampe Court**	(NAME) **3160 Crow Canyon Rd., Ste 400**	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) **San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chad W. Price and Christa C. Price, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary C. Mutual, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 29, on the FINAL PLAT, REVISION TO LOT 29, PHASE I, BAYPOINTE SUBDIVISION of record in Plat Instrument No. 20010202-00103975, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad W. Price and Christa C. Price, husband and wife by Deed dated August 7, 2014 from Norma M. Tillman, Trustee of the Norma M. Tillman Revocable

Living Trust dated April 14, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary, recorded August 14, 2014, in Instrument Number 20140814-0073498, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6500 Lampe Court, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **August, 2020**.

Chad W. Price

Christa C. Price

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Chad W. Price and Christa C. Price, husband and wife**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **August, 2020**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY