Karen Johnson Davidson County
Batch# 480206 DEEDWARR
09/22/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20200922-0108341

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00.

Affiant

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: MARCH 7, 2025
File No. G20-10201

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samantha Cram and James T. Butler (NAME)	CMG Mortgage, Inc. dba CMG Financial (NAME)	155-8-A-29 CO
1000 Isleworth Drive, 1109 (STREET ADDRESS)	3160 Crow Canyon Road Suite 400 (STREET ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robert V. Lineweaver, II, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha Cram and James T. Butler, wife and husband**, 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. 29 on the Plan of Phase 1 of Poplar Creek Estates, as shown on plat of record in Plat Book 6900, Page 367, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert V. Lineweaver, II by Deed dated February 20, 1995 from Vivian W. Lineweaver, recorded February 23, 1995, in Book 9601, Page 211, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 367, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 6250, page 647, Book 6662, page 433, Book 6474, page 346, Book 6474, page 354, Book 6486, page 587, Book 6486, page 588, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7360, page 661, Book 7964, page 33, Book 9472, page 824, adn Book 5349, page 921, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 367, Register's Office for Davidson County, Tennessee.
4. Charter of HOA in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
5. Common Area to HOA in Instrument No. 20011017-0113305, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers in Bo;ok 6613, page 533, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement in Book 6613, page 705, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6108 Tuliptree Lane, Nashville, TN 37221.

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. Whenever 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 hand(s) this 21st day of September, 2020.

X _____
Robert V. Lineweaver, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2020, before me personally appeared Robert V. Lineweaver, II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2020.

_____
Notary Signature
My commission expires: 3/21/22

NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

