Karen Johnson Davidson County
Batch# 522219 DEEDWARR
11/30/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201130-0139098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF November 20 20

Notary Public

MY COMMISSION EXPIRES: 1-30-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Walleigh, Jr.	CMG Mortgage, Inc. dba CMG Financial	
(NAME) 5201 New John Hagar Road	(NAME) 1360 Crow Canyon Road, Suite 400	098-06-A-012.00-CO
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEREMY LONG AND TINA LONG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WALLEIGH, JR., A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 7 on the Final Plat of Phase 1, Section A, Bridgewater, of record in Plat at Instrument No. 20051104-0133897, as amended by Surveyor's Certificate of Correction of record in Instrument #20060608-0067981, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with Easement Agreement of record in Instrument #20071204-0140304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremy Long and Tina Long, husband and wife, by Warranty Deed from Patricia M. Leveille, married, of record in Instrument No. 20151026-0108406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 5201 New John Hagar Road, Hermitage, TN 37076
(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 hand this 20th day of November, 2020

JEREMY LONG

TINA LONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Long and Tina Long, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2020.

Commission expires:

D. DYLAN FOTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Lisa D. Turner**, 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.

Lisa D. Turner

SWORN to and subscribed before me,
this the 23rd day of November, 2020.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and further who specifically acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of November, 2020.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY