Karen Johnson Davidson County
Batch# 523214 DEEDWARR
12/02/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20201202-0139720

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meagan Elizabeth Hoffman	CMG Mortgage	Parcel ID: 051 14 0 028.00
(NAME)	(NAME)	
803 Lemont Drive	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ashley E. Felts and Tracy Felts, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meagan Elizabeth Hoffman, unmarried**, 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Gra-Mar Acres, Section 7, as of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Tract II:

Land in Davidson County, Tennessee, and being part of Lot 45 on the Plan of Gra-Mar Acres, Section 5, as of record in Book 2330, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said tract fronts twenty feet on the Northerly side of Lemont Drive and extends back 282.9 feet on the Westerly side, 12 feet on the Northerly side of said lot, and the Easterly line of said tract runs from a point 12 feet from the Northwest corner of said Lot 45 in a straight line to a point 20 (erroneously ommitted from prior deeds "from the Northwest corner of said Lot 45 in a straight line to a point 20 feet") feet Easterly from the Southwest corner of said Lot 45, being a tract of land 20 feet wide on the South and 12 feet wide on the North, of the Western portion of said Lot 45.

Being the same property conveyed to Ashley E. Felts and Tracy Felts, Husband and Wife, by Warranty Deed from Hieu Thi Huynh, a unmarried woman, of record in Instrument No. 20171128-0121000, in the Register's Office of Davidson County, Tennessee, dated November 21, 2017 and recorded on November 28, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 803 Lemont Drive, Nashville, TN 37216

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 our hands this 20 day of November, 2020

Ashley E. Felts

Tracy Felts

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ashley Felts and Tracy Felts, the 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, this the 20th day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022