Karen Johnson Davidson County
Batch# 794748 DEEDWARR
01/25/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220125-0008870

WARRANTY DEED

STATE OF Michigan
COUNTY OF Montcalm

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Candy Cayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2021.

James M Hart
Notary Public

MY COMMISSION EXPIRES: 9-24-2028
(AFFIX SEAL)

JAMES M. HART
Notary Public, State of Michigan,
County of Montcalm
Acting in the County of Montcalm
My Commission Expires Sept. 24, 2028

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)
Music City Financial LLC	Music City Financial LLC	Parcel ID: 075 07 0 051.00
(NAME)	(NAME)	
828 Royal Parkway Nashville, TN 37214		
(ADDRESS)	(ADDRESS)	
(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, **Candy Cayton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Financial LLC**, 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. 68 on the Plan of Section Two, Tulip Grove, as of record in Book 3700, Page 122, Register's Office for said County.

Said Lot No. 68 fronts 90 feet on the Northwesterly side of Des Moines Drive and runs back 152.66 feet on the Northeast line and 168.15 feet on the Southwest line, to a dead line in the rear, measuring 108.76 feet thereon.

Being the same property conveyed to Candy Cayton, by Warranty Deed from Jon T. Fudge and wife, Judy R. Fudge, of record in Instrument No. 20051114-0136849, in the Register's Office of Davidson County, Tennessee, dated October 28, 2005 and recorded on November 14, 2005.

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 640 Des Moines Drive , Hermitage, TN 37076

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 23 day of NOV, 2021

Candy Cayton

Candy Cayton

STATE OF Michigan

COUNTY OF Montcalm

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Candy Cayton, the within named 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 23rd day of November, 2021.

James M Hart

Notary Public

My Commission Expires: 9-24-2028

(SEAL)

JAMES M. HART
Notary Public, State of Michigan,
County of Montcalm
Acting in the County of Montcalm
My Commission Expires Sept. 24, 2028

Tennessee Certification of Electronic Document

I, John Zelinka, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 22, 2021 (date of document).

Affiant Signature

12/21/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

