Karen Johnson Davidson County
Batch# 853704 DEEDWARR
05/11/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $588.30
20220511-0053914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2022 .

Notary Public

MY COMMISSION EXPIRES: 01-31-2024

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Warrick Sr.	CMG Mortgage, Inc. dba CMG Financial	034 03 0B 108.00
(NAME)	(NAME)	
108 Churchill Crossing	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we Peter Roger DeVersa, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William H. Warrick Sr. and Mary Frances Warrick, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 108, Churchill Crossings Condominiums, according to the Master Deed of record in Book 7792, page 915, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 7900, page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Peter Roger DeVersa, an unmarried man by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation, dated 07/22/2008 and recorded 07/28/2008, of record in Instrument 200807280076642, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 108 Churchill Xing, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 3rd day of May, 2022

Peter Roger DeVersa

Peter Roger DeVersa

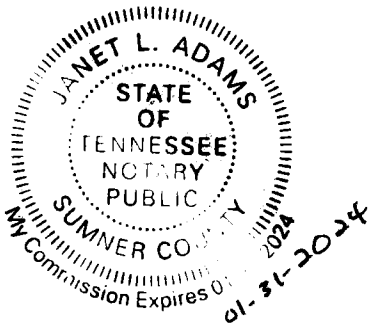
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Roger DeVersa, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of May, 2022.

Notary Public:
My Commission Expires: 1-31-24

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075



CERTIFICATE OF AUTHENTICITY

I, Janet L Adams do hereby make oath that I am a licensed attorney and/or 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 5-3-22.

Affiant
Date: 5-3-22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 3rd day of May, 2022

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024