Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/14/15 08:24 3 pgs
Fees:18.00 Taxes:873.20
20150514-0044174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Charles B. Tyree, Jr., and wife, Elizabeth Tyree, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Russell E. Egan and Regina A. Egan, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Shepherd Hills, Section IV, as of record in Book 2854, page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Baxter B. Lehman and wife, Mary Vaughn Lehman, in the amount of $125,000.00, dated April 24, 1994, of record Book 9329, page 795, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Charles B. Tyree, Jr. from Baxter B. Lehman and Mary Vaughan Lehman by Warranty Deed in Book 9329, page 795, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2112 Paula Drive, Madison TN, 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of May, 2015.

Charles B. Tyree Jr.
Charles B. Tyree, Jr.

Elizabeth Tyree
Elizabeth Tyree

State of Tennessee)
County of Davidson)

On this 8th day of May, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles B. Tyree, Jr. and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 236,000.00.

X Charles B. Tyree Jr.
Affiant

Sworn and subscribed before me on this the 8th day of May, 2015.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Russell E. Egan 2112 Paula Drive Madison, TN 37115	Owner	34-3-12.00

I, Andy Maloney, 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, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE