BILL GARRETT, Davidson County
Trans:T20160012948 DEEDWARR
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Fees:13.00 Taxes:606.80
20160217-0014795

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melchor A. Calignaoan 4907 Log Cabin Road Nashville, TN 37216	CMG Financial 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	061040/052.00

THIS INDENTURE, made this 12th day of February, 2016 between

Carol E. McHone, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Melchor A. Calignaoan, an unmarried man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Marina C. McGaugheys Second Subdivision of a part of Tract No. 4 in A.J. McGaugheys Section Second Haysboro Subdivision, not of record, described according to a survey made by John Kohl and Company, P.C., TN #100, dated May 17, 1990, as follows:

Beginning on the Westerly margin of Log Cabin Road, a the common corner of Lot Nos. 18 and 19; thence with the line between said two lots, Westwardly 213.2 feet to the Easterly line of Lot No. 11; thence with the Easterly line of Lots 11 and 12, Southwardly 100.05 feet to the common corner of Lots Nos. 17 and 18; thence with the line between said two lots, Eastwardly 219.2 feet to the Westerly margin of Log Cabin Road; thence with the Westerly margin of said Road, Northwardly 100 feet to the point of beginning.

Being the same property conveyed to Steven McHone and wife, Carol E. McHone by Warranty Deed dated 4/24/06 from Carla Boy, unmarried of record in Instrument No. 20060427-0048592, Register's Office for Davidson County, Tennessee. Steven McHone now being deceased, having died on 6/16/12.

This is (X) improved ( ) unimproved property known as: 4907 Log Cabin Road, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Carol E. McHone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carol E. McHone, 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 at office in Goodlettsville, Tennessee on this the 12th day of February, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $164,000.00.

Carol E. McHone
Affiant

Sworn to and subscribed before me, this 12th day of February, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY