Bill Garrett Davidson County
Batch# 19217 DEEDWARR
10/30/2017 10:11:41 AM 2 pgs
Fees: $13.00 Taxes: $854.70
20171030-0110777

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $231,000.00. Affiant Subscribed and sworn to before me, this the 27th day of October, 2017. Notary Public My commission expires: 7/8/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Karen B. Heavener State of Tennessee Notary Public Davidson County

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Hannah E. McGinnity	CMG Mortgage, Inc.	
4708 Grays Point Road	3160 Crow Canyon Road #400	028000022.01
Joelton, TN 37080	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TASHA DEREGIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH E. MCGINNITY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Ferris Reed Prop. of record in Plat Book 5210, Page 342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Shirley L. Judd, a single person by Quitclaim deed from Ferris Reed and wife, Bonnie A. Reed of record in Book 5878, page 872, Register's Office for Davidson County, Tennessee, dated April 27, 1982 and recorded on April 29, 1982.

Shirley Lee Judd died October 23, 2015 leaving heirs of record Edward Wayne Reed, Helen A. Shirley, Donna P. Housley, Kevin W. Proctor and James E. Proctor per Affidavits of Heirship of record at Instrument Nos.20160801-0079135, 20161123-0123552 and 20170512-0047257 and Petition to Open Intestate Estate and Issue Letters of Administration of record at Docket No. 15P1926 in the 7th Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

Being the same property conveyed to Tasha DeRegis by Warranty Deed from Edward Wayne Reed, Helen A. Shirley, Donna P. Housley, Kevin W. Proctor and James E. Proctor of record in Instrument No. 20170512-0047259, Register's Office for Davidson County, Tennessee, dated May 9, 2017 and recorded on May 12, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4708 Grays Point Road, Joelton, TN 37080.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2017.

Tasha Deregis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tasha Deregis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of October, 2017.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY