WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Dana Park
Affiant

DAVID R. A. ROETTGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.17.21
(AFFIX SEAL)

G-CP-17-505

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Pensinger	CMG Mortgage, Inc. dba CMG Financial	
(NAME) **505 Heritage Lane**	(NAME) 3160 Crow Canyon Road Suite 400	**042070A03700**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) 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 consideration, the receipt of which is hereby acknowledged, **JONATHAN HIEHLE AND CHELSEY HIEHLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA PENSINGER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 201 on the Plan of Revised Phase Two, Heritage Square of record in Plat Book 5200, Page 378, 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 the same property conveyed to Jonathan Hiehle and Chelsey Hiehle, husband and wife by deed from Vickie T. Linville of record in Document Number 20140612-0051205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5752, Page 884, and 5722, page 884, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Heritage Lane, Madison, Tennessee 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(S), their heirs and 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), 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.

Bill Garrett Davidson County
Batch# 33327 DEEDWARR
12/05/2017 11:27:30 AM 2 pgs
Fees: $13.00 Taxes: $625.30
20171205-0123949

Witness my/our hand(s) this the 1st DAY OF DECEMBER, 2017.

Jonathan Hiehle by John Gleaves,
Attorney in Fact

Chelsey Hiehle, by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN HIEHLE AND CHELSEY HIEHLE, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN HIEHLE AND CHELSEY HIEHLE.

Witness my hand and official seal, this the 1st of December, 2017.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019