Bill Garrett Davidson County
Batch# 97647 **DEEDWARR**
05/29/2018 12:54:24 PM 2 pgs
Fees: $13.00 Taxes: $351.50
20180529-0050933

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Tracy D. McElhiney and Kelly M. McElhiney, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Andrew McGregor, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Being Lot No. 9 of Block "F" on the Revised Plan of Power & Roth's Madison Park Subdivision, and a 25 foot wide tract of land adjoining Lot No. 9 on the West, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 052, Gr. 1, Parcel 204.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Tracy D. McElhiney by Warranty Deed recorded October 16, 1987 in Book 7380, Page 125, in the Register's Office for Davidson County, Tennessee. Tracy D. McElhiney then conveyed to Tracy D. McElhiney and wife, Kelly M. McElhiney by Quitclaim Deed of record in Book 9136, Page 971, in said Register's Office.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: Subject to plan of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2018** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 23rd day of May, 2018.

Tracy D. McElhiney

Kelly M. McElhiney

State of Tennessee
County of Sumner

On this the 23rd day of May, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Tracy D. McElhiney and Kelly M. McElhiney to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.



My Commission Expires: 6/22/204

Notary Public Jessica Hunter

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant

SWORN TO AND SUBSCRIBED before me, this the 23rd day of May, 2018.

Notary Public Jessica Hunter

My Commission Expires: 6/22/204

MAIL TAX BILLS AND DEED TO:
Andrew Mc Gregor
634 Hwy 52 E.
Portland, TN 37148

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Andrew McGregor
241 Madison Blvd.
Madison, TN 37115

File No.: 188868