Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

File Number: 1810592

Subscribed and sworn to before me, this 14th day of November, 2018.

Notary Public
My Commission Expires: 9/18/22

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Karen Y Johnson Davidson County
Batch# 161886 DEEDWARR
11/16/2018 11:34:48 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20181116-0113064

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Shawna Harrison	CMG Financial	149-05-0A-214.00-CO
214 Pepper Ridge Circle	3160 Crow Canyon Rd Ste 400	
Antioch, TN 37013	San Ramon, CA 94583	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry Mickelson and Leeanna Mickelson, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shawna Harrison, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being all of Unit No 214 on the Plat of Phase Three, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839, Master Deed recorded in Book 7466, Page 248, Amendment to Master Deed recorded in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 201403070019460, Annexation of Land recorded in Book 7779, Page 48, and corrected Annexation of Land recorded in Book 8026, Page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, (erroneously shown Plat Book 7900, Page 588 in prior deeds).

Being the same property conveyed to Terry Mickelson and Leeanna Mickelson, husband and wife, by Warranty Deed from Gary J. Cantrelle, dated July 27, 2017, of record in Instrument No 20170801-0078276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 214 Pepper Ridge Circle, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 2 day of November, 2018.

Terry Mickelson

Leeanna Mickelson

State of Arizona
County of MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Terry Mickelson and Leeanna Mickelson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sun Lakes, AZ, this 2nd day of November, 2018.



Notary Public at Large
My Commission Expires: May 5, 2020