STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Lisa Dunning
Affiant

Subscribed and sworn to before me, this 30th day of November, 2018.

Sarah M. Dooley
Notary Public

My commission expires: 11/22/2021

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Y Johnson Davidson County
Batch# 169947 DEEDWARR
12/04/2018 12:46:27 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20181204-0118256

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ransom Wayne McElhiney **Lorie Jean Tyree**	CMG Mortgage	**04212004400**
206 Walker Street	3160 Crow Canyon Rd #400	
Madison, TN 37115	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jean F. Henry, a married woman, fka Jean F. Vogel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ransom Wayne McElhiney, and unmarried man, and Lorie Jean Tyree, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Nos. 35 and 36 on the Map of W.W. Gray Subdivision, at Madison, Tennessee, of record in Book 974, page 22, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Duane P. Vogel and wife, Jean F. Vogel, by Warranty Deed from Peggy Ann Akin, Executrix of the Estate of Ruby L. Rutledge, dated August 28, 1989, of record in Book 7925, page 409, Register's Office for Davidson County, Tennessee. Jean F. Vogel, surviving spouse of Duane P. Vogel, deceased, conveyed subject property to Jean F. Vogel, an unmarried woman, by Quitclaim Deed dated July 25, 2003, of record in Instrument No. 20030804-0109822, Register's Office for Davidson County, Tennessee. Oath is made that Jean F. Vogel and Jean F. Henry are one and the same person.

This is investment property of the grantor, and not a marital residence, therefore no marital rights exist to be conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 206 Walker Street, Madison, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Jean F. Henry Date: 11-30-18

Jean F. Henry

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Jean F. Henry, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 10-7-2019

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019