Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0343S-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of July, 2019

Notary Public
My Commission Expires: 01-24-23

Karen Johnson Davidson County
Batch# 253121 DEEDWARR
07/05/2019 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20190705-0065786

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	
Jose Felix Mejia Ceballos 841 Argle Avenue Madison, TN 37115	First Community Mortgage 2600 Robert Rose Dr. Ste 200 Murfreesboro, TN 37129	Map/parcel: 051-08-0-045.00 Account:

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Sally Alyene Vogt, and husband Keith Vogt

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Felix Mejia Ceballos, a single man

HEREINAFTER CALLED THE GRANTEE(S), his 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 Number 11 of Block D on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee. Said Lot number 11 fronts 50 feet on the easterly side of Argle Avenue and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Sally Alyene Vogt and husband, Keith Vogt, by Quitclaim Deed from Sally Alyene Vogt, a married woman, dated 4/13/17 and recorded 4/21/17 in Instrument No. 20170421-0039520; and being the same property previously conveyed to Sally Alyene McWhorter by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 11/1/11 and recorded 12/5/11 in Instrument No. 20111205-0094501, Register's Office for Davidson County, Tennessee. The said Sally Alyene McWhorter now known as Sally Alyene Vogt.

For informational purposes only: Instrument No. 20110622-0048045 contains an incorrect derivation. Also, derivation in Book 11087, Page 471 is incomplete. It fails to mention that Clarice S. Moody is one and the same as Clarice S. Johnson. She having previously being

married to Herbert F. Moody, who appears to have predeceased her. She then subsequently married Alvin B. Johnson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 841 Argle Avenue 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 GRANTEE(S), their heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of July, 2019

Sally Alyene Vogt F/K/A Sally Aylene McWhorter

Keith Vogt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Sally Alyene Vogt and Keith Vogt, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2019

Notary Public

My Commission Expires: 6/19/21

Natalie Davenport
State of Tennessee Notary Public
Rutherford County

True Copy Certification

I, Tara Lashwood, 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 therewith 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, Jamie Ivey, a notary public for this county and state, Tara Lashwood, 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: 01/24/2023

