WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

BILL GARRETT, Davidson County
Trans:T20090036282 DEEDWARR
Recvd: 06/02/09 12:43 2 pgs
Fees:13.00 Taxes:499.50
20090602-0050642

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jeffrey W. McCandless	SAME AS OWNER	**MAP 030**
(NAME)	(NAME)	
5115 Whites Creek Pike		**PARCEL 035.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CECIL E. BRAGG, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY W. MCCANDLESS, UNMARRIED,** 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by John B. Rainey, dated December 8, 1975, as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike, being the northwesterly corner of James F. McClure property, as of record in Book 4989, page 495, Register's Office for said County, thence with McClure's line N. 65 degrees 48' E 602.66 feet, thence N 14 degrees 48' W 220.0 feet to James D. Burton property, as of record in Book 1726, page 499, said Register's Office, thence with Burton line S 87 degrees 37' W 124.54 feet, thence S 54 degrees 38' W 215.40 feet, thence S 36 degrees 22' W 55.77 feet, thence S 71 degrees 36' 30" W 228.25 feet to the easterly margin of Whites Creek Pike, thence with Whites Creek Pike S 14 degrees 48' 30" E 220.37 feet to the beginning.

Being the same property conveyed to Cecil E. Bragg by Warranty Deed from David Farrell, unmarried dated September 3, 1998, recorded September 9, 1998, of record in Book 11104, page 717, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to the 2009 real property taxes have been prorated and assumed by the grantee.

unimproved ☐

This is improved ☒ property, known as **5107 Whites Creek Pike, Whites Creek, TN 37189**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 1st day of June, 2009.

Cecil E. Bragg

Cecil E. Bragg

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Cecil E. Bragg the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2009.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Robert L. Scruggs

Notary Public