Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June, 2012.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Jackie Wayne McCrary
Rachel Elaine McCrary
1642 Neelys Bend Road
Madison, TN 37115

SEND TAX BILLS TO:
Jackie Wayne McCrary
Rachel Elaine McCrary
1642 Neelys Bend Road
Madison, TN 37115

MAP-PARCEL:
06200012600

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, WE,

Jackie Lee McCrary and Ronnie Eugene McCrary

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackie Wayne McCrary and wife, Rachel Elaine McCrary

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:

SEE EXHIBIT "A" ATTACHED

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 pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1642 Neelys Bend Road, 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 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 27 day of June, 2012.

Jackie Lee McCrary
Jackie Lee McCrary

Ronnie Eugene McCrary
Ronnie Eugene McCrary

This property is not the marital residence of the Grantor(s) or their Spouse(s) and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

Davidson County DEEDWARR
Recvd: 06/28/12 15:04 4 pgs
Fees:23.00 Taxes:525.40
20120628-0056951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jackie Lee McCrary and Ronnie Eugene McCrary**, 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 and official seal at Goodlettsville, Tennessee this 27 day of June, ~~2020.~~ 2012

Notary Public

JAKE CRUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission Expiration: My Commission Expires: May 20, 2014

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2012, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2012.

_____
Notary Public

Commission Expiration:

EXHIBIT "A"

LAND lying in the old Eleventh Civil District of Davidson County, Tennessee, and described according to a survey by John D. McCormick, Surveyor, dated 14 September 1977, as follows:

BEGINNING at an iron pin at the southwest corner of Joe McCrary's property, as recorded in Book 4597, page 210, Register's Office for Davidson County, Tennessee; thence South 82° 42' West 228.5 feet to a corner post; thence North 10° 23' West 583.4 feet to an iron pin; thence North 82° 42" East 349.3 feet to an iron pin; thence South 10° 23" East 282.8 feet to an iron pin; thence North 79° 56' East 88.5 feet to an iron pin; thence South 85° 37' East 212.8 feet to an iron pin; thence South 12° 30' East 262 feet to an iron pin; thence North 82° 42' East 149.8 feet to an iron pin; thence North 10° 30' East 132 feet to an iron pin; thence South 82° 42' West 275 feet to an iron pin; thence South 10° 30' South 132 feet to an iron pin; the point of beginning, containing 5.82 acres.

BEING the same property conveyed to Lloyd E. McCrary and wife, Sara F. McCrary, by deed from Eddie Eugene McCrary, of record in Book 5199, page 773, Register's Office for Davidson County, Tennessee; and being part of the 10.8 acre tract conveyed to Eddie Eugene McCrary and wife, Fannie Esther McCrary, by deed from L. C. Huffine and wife, of record in Book 1680, page 582, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but EXPRESSLY EXCLUDED from this conveyance is the following described tract of land:

LAND lying in the old Eleventh Civil District of Davidson County, Tennessee, and described according to a survey made by Gary R. Cummings, Surveyor, dated June 22, 1979, as follows:

BEGINNING at an iron pin at the southwest corner of Joe McCrary's property, as recorded in Book 4597, page 210, Register's Office for Davidson County, Tennessee; thence South 82 deg. 42 min. West 228.5 feet to a corner post; thence North 10 deg. 23 min. West 382.0 feet to an iron pin; thence North 82 deg. 42 min. east 228.5 feet to an iron pin; thence South 10 deg. 23 min. East 382.0 feet to an iron pin, being the point of beginning. Containing 2.0 acres, more or less.

BEING the same property conveyed to Larry McCrary and wife, Charlotte Marie McCrary by deed from Lloyd E. McCrary (deceased on 12/18/1992) and wife, Sara F. McCrary of record in Book 5514, page 595, Register's Office for Davidson County, Tennessee and the Deed of Correction of the same, of record in Book 5548, page 178; and being a part of the 5.82 acres tract conveyed to Lloyd E. McCrary and wife, Sara F. McCrary, from Eddie Eugene McCrary, a widower, as of record in Book 5199, page 773, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

Being the same property conveyed to Jackie Lee McCrary and Ronnie Eugene McCrary, by Quitclaim Deed dated December 12, 2011 from Jackie L. McCrary, Administrator for the Estate of Sara F. McCrary, of Sara F. McCrary, deceased, recorded as Probate case No. 11P897 (erroneously referred to as Probate Case No.11P896) and filed of record on December 20, 2011 in Instrument No. 20111220-0099199, and corrected by Deed of Correction in Instrument No. 20120313-0021665, Register's Office for Davidson County, Tennessee.

The Grantor(s) herein warrant and covenants that the within described property is not now, nor ever has been the domicile or marital residence of the Grantor(s) or their Spouse(s).

J L M

R. E. M.

Certificate of Authenticity

I, Julia A. Hirt, 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 herewith 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 Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.