Box 13
File #17057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/20/14 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance B. McBride	Nola Lending Group, LLC	15002045700
(NAME)	(NAME)	
3048 Brantley Drive	4000 S. Sherwood Forest Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Baton Rouge, LA 70816	
(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, WE, Capcon Group LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrance B. McBride unmarried and Candace J. Greene, unmarried, as joint tenants with right of survivorship 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 No. 11 on the Plan of Percy Priest Meadows Addition Section 1, of record in Plat Book 6900, page 513, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Capcon Group LLC, by deed of record in Instrument No 20120215-0013325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3048 Brantley Drive, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20120084808 DEEDWARR
Recvd: 11/06/12 10:56 2 pgs
Fees:13.00 Taxes:484.70
20121106-0102320

Witness my hand this 1st day of November, 2012.

Capcon Group LLC

By: Carol B. Hatcher, MEMBER

Capcon Group LLC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Carol M Hatcher with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the member of Capcon Group, LLC and that he/she as such member executed the foregoing instrument for the purposes therein contained, by signing the name of Capcon Group, LLC by himself/herself as member.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2012.

Commission expires:

Notary Public

