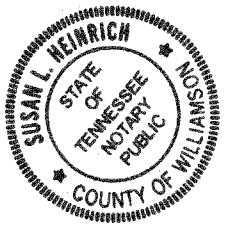
Davidson County	DEEDWARR
Recvd: 08/28/14 15:31	2 pgs
Fees:13.00 Taxes:517.63	

20140828-0078877

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brittany Nicole Craddock and Craig Alan Craddock	Brittany Nicole Craddock and Craig Alan Craddock	053 16 0 242.00
(NAME)	(NAME)	
708 Stone Hedge Drive	Same	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($139,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer L. Williams f/k/a Jennifer L. Spradling and James Williams, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany Nicole Craddock and Craig Alan Craddock*** 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Stone Hedge Section two of record in Plat Book 9700, Page 185 revised in Book 10159, Page 42, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Being the same premises conveyed to Jennifer L. Spradling, an unmarried woman by Warranty Deed from William J. Watkins and Holly Watkins, husband and wife dated July 28, 2005 and recorded August 02, 2005 in Instrument No. 20050802-0090169. The said Jennifer L. Spradling has since married to James Williams and is now known as Jennifer L. Williams.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 708 Stone Hedge Drive, Old Hickory, TN 37138

File Number: GRN-141236

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, has 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 our hands this 27th day of August, 2014.

Jennifer L. Williams

Jennifer L. Williams

James Williams

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jennifer L. Williams and James Williams, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2014.

Notary Public

My Commission Expires: 8/21/2017

(SEAL)

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017