WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027940 DEEDWARR
Recvd: 04/14/15 13:25 2 pgs
Fees:13.00 Taxes:573.50
20150414-0032939

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 9/24/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus A. Douglas Jennifer M. Douglas	New Owner	15007009700
(NAME)	(NAME)	
3357 Country Way Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Barry K. Finney Jr. and wife, and April Finney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcus A. Douglas and Jennifer M. Douglas, husband and wife,** 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:

Being all of Lot No. 147, The Country, Section 4A, as shown by plat and survey of record in Plat Book 5200, pages 138 and 139, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barry K. Finney Jr., by deed of record in Instrument Number 20040713-0083331, Register's Office for Davidson County, Tennessee. April Finney hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on the plan of The Country, Section 4A, of record in Plat Book 5200, pages 138 and 139, of the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5404, Page 770, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3357 Country Way Road, 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.

Witness my/our hands this 8th day of April, 2015.

Barry K. Finney Jr.

April Finney

State of Tennessee
County of Williamson

Personally appeared before me Barry K. Finney Jr. and April Finney, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of April 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9362