Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150058284 DEEDWARR
Recvd: 07/17/15 10:47 2 pgs
Fees:13.00 Taxes:1216.93
20150717-0069994

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $328,900.00.

Affiant

Subscribed and sworn to before me as of the 12th day of July, 2015.

Notary Public

My Commission Expires: 3/7/2017

LINDA C. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Samuel McCrary & Lesa McCrary 3068 Barnes Drive, Antioch, TN 37013	SAME	173-10A-051.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Paul E. Cook and Michael B. McKee, joint tenants with right of survivorship**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Samuel McCrary and Lesa McCrary, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revision One, Section 1 of Phase 2, Barnes Bend Estates of record in Plat at Instrument No. 20071003-0117933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul E. Cook and Michael B. McKee, joint tenants with right of survivorship by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20080618-0062983 Register's Office for Davidson County, Tennessee, dated June 18, 2008 and recorded on June 18, 2008.

Being improved property known as 3068 Barnes Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same are unencumbered, except as stated herein as follows:

1. Taxes for the year 2015 a lien, not yet due and payable; assumed herein by Grantee

2. Subject to all matters shown on the Plan of record as Instrument Number 20071003-0117933, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050524-0058309, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. Quitclaim Deed for Open Space of record in Instrument Number 20100520-0039082, in the Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 15th day of July, 2015.

Paul E. Cook

Michael B. McKee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Paul E. Cook and Michael B. McKee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 15th day of July, 2015.

Notary Public

My Commission Exp. 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017