BILL GARRETT, Davidson County
Trans:T20150069357 DEEDWARR
Recvd: 08/18/15 09:51 2 pgs
Fees:13.00 Taxes:468.05
20150818-0082908

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

April D. Wideman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: April 1, 2017

(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Jimmy Barajas Claudia Barajas	F & M Bank	181020A03600 CO
(NAME)	(NAME)	
8211 Lenox Creekside Dr.	10 Cadillac Dr., #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **Marsha McDougal FKA Marsha Meneese and Nathan McDougal,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jimmy Barajas and Claudia Barajas, 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:

Land in Davidson County, tennessee, being Unit No. A-8 as set forth in the master Deed Establishing Lenox Creekside, Phase 1, a condominium form ownership and use in the manner provided under provisions of Tennessee Code Annoted, Title 66, Chapter 27, Section 101, et seq. as amended by Instrument Number 20060606-0066938, in the Register's office for Davidson County, tennessee, said unit being shown as part of Exhibit E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Marsha Meneese, a single person, by deed of record in Instrument Number 20071217-0144659, Register's Office for County, Tennessee. Marsha Meneese is now married to Nathan McDougal and known as Marsha McDougal. Nathan McDougal hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is subject to any and all existing restrictions and easements of record. Easements executed by Lenox Creekside HOA recorded in 20130215-0015739, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8211 Lenox Creekside Dr., 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.

Advantage Title & Escrow
By:

File No.: 9579

Witness my/our hands this 13th day of August, 2015.

Marsha McDougal FKA Marsha Meneese

Nathan McDougal

State of Tennessee
County of Williamson

Personally appeared before me Marsha McDougal FKA Marsha Meneese and Nathan McDougal, 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 13 day of Aug 2015.

Notary Public
My Commission Expires:

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

File No.: 9579