BILL GARRETT, Davidson County
Trans:T20150078462 DEEDWARR
Recvd: 09/15/15 15:49 2 pgs
Fees:13.00 Taxes:706.70
20150915-0093671

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Seth Wilson	F&M Mortgage	053 14 0A 004.00
(NAME)	(NAME)	
1604 Comanche Run	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-One Thousand And No/100 Dollars ($191,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James E. Crague, Jr, a Married Man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Seth Wilson, A Married Man**, 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. 4 on the Plan of The Woods of Neeley's Bend, Phase I, a Planned Unit Development, as of record in Plat Book 9700, Page 928, as revised in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James E. Crague, Jr., unmarried by Warranty Deed from Christopher H. Brooks and wife Cassandra Griggs, dated May 14, 2010 and recorded May 18, 2010 as Instrument No. 201005180038123, in said Register's Office for Davidson County, Tennessee.

Julie Crague, spouse of James E Crague, Jr, joins in the exeuction of this instrument for the purpose of conveying her marital interest, if any, to said property.

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.

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unimproved ☐

This is improved ☒ property, known as 1604 Comanche Run, Madison, TN 37115

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 11th day of September, 2015.

James E. Crague, Jr.

Julie Crague

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, James E. Crague, Jr and Julie Crague.the 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 ~~11th~~ 10th of September, 2015.

Notary Public

My Commission Expires: 3-6-18

(SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

File Number: CLA-153922