

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2015.

Notary Public

My commission expires: 9.12.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Davidson County DEEDWARR
Recvd: 12/02/15 15:42 3 pgs
Fees:18.00 Taxes:554.63
20151202-0121697

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abigail Bargatze **Adron Wayne Ray, III**	movement Mortgage	**05316024200**
708 Stone Hedge Drive	841 Seahawk Circle	
Hermitage, TN 37138	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brittany Nicole Craddock and Craig Alan Craddock, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abigail Bargatze, a married woman and Adron Wayne Ray III, her husband

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. 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 property conveyed to Brittany Nicole Craddock and Craig Alan Craddock, husband and wife, from Jennifer L. Williams f/k/a Jennifer L. Spradling and James Williams, husband and wife by Warranty Deed dated 8/27/14, and recorded in Instrument No. 20140828-0078877, said Davidson County Register's Office.

Also being the same property conveyed to Jennifer L. Spradling, an unmarried woman from William J. Watkins and Holly Watkins, husband and wife, by Warranty Deed dated 7/28/05, and recorded in Instrument No. 20050802-0090169.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 708 Stone Hedge Drive, Hermitage, TN 37138.

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 in 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 hand(s) this 12th day of November, 2015.

Brittany Nicole Craddock

Brittany Nicole Craddock

Craig Alan Craddock

Craig Alan Craddock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brittany Nicole Craddock and Craig Alan Craddock, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2015.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (If on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY