WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/16 14:06 3 pgs
Fees:18.00 Taxes:1147.00
20160516-0048660

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tucker Biddlecombe	Suntrust Mortgage, Inc	141-12-0C-088.00-CO
(NAME)	(NAME)	
7225 River Bend	1001 Semmes Ave RVW 5024	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Julia Ann McGranaghan and Andrew Francis McGranaghan, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tucker Biddlecombe and wife, Mary Biddlecombe**, hereinafter called the GRANTEE(S), 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 all of Lot No. 88, on the Plan of RIVER BEND, a Planned Unit Development, as shown by plat appearing of record in Plat Book 6900, Page 504, as amended by Surveyor's Certificate of Correction in record Book 7465, Page 833, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Julia Ann McGranaghan and Andrew Francis McGranaghan, husband and wife by Warranty Deed dated 05/21/2013 from Bryan Holloway and Katherine Holloway, husband and wife of record in Instrument 20130619-0062489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 6900, Page 504, Book 7465, Page 833; (2) Declaration of Covenants, Conditions and Restrictions of River Bend Estates of record in Book 7112, Page 481, as amended of record in Book 7308, Page 805, as amended of record in Book 7308, Page 808, as amended of record in Book 7336, Page 15, as amended of record in Book 7549, Page 893; (3) By-Laws of record in Book 7347, Page 643; (4) Charter and Articles of Incorporation of River Bend Estates Homeowner's Association, Inc. of record in Book 7347, Page 636; (5) Articles of Amendment to the Charter of record in Book 8179, Page 869; (6) Articles of Incorporation of River Bend Estates Homeowners Association, Inc. of record in Book 9359, Page 153; (7) Quitclaim Deed of record in Book 9462, Page 679, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved ☑ property, known as 7225 River Bend, Nashville, TN 37221

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of May, 2016.

Julia Ann McGranaghan

Andrew Francis McGranaghan

State of Tennessee
County of Knox

Personally appeared before me Julia Ann McGranaghan and Andrew Francis McGranaghan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2016.

Notary Public
My Commission Expires: 7/6/19

TONI T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY