Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25/2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $273,500.00 Jenessa Lynn Sheckler Affiant Subscribed and sworn to before me, this 8th day of June, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jenessa Lynn Sheckler **Cody Devon Sheckler**	**New Owner**	**Map/Parcel: 172-12-0-B-162.00**
1312 Crestfield Drive		
Nashville, TN 37211		

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,

Richard E. Foshee, III, married

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

Jenessa Lynn Sheckler and Cody Devon Sheckler, wife and 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. 419, plan of Section Eight, Bradford Hills, as shown on plat of record in Plat Book 7900, Page 6, and Plat Book 7900, Pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard E. Foshee III, an unmarried man, by Warranty Deed, from Richard E. Foshee, Jr. and Elizabeth Foshee, husband and wife, dated July 31, 2014, of record in Instrument No. 20140811-0071963, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 387 and Book 7900, page 388, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170, amended in Book 8634, Page 799, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 8154, Page 304, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 8377, Page 769 and Book 8377, Page 808, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement to Metro of record in Book 10316, Page 622, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.

BILL GARRETT, Davidson County
Trans:T20160050938 DEEDWARR
Recvd: 06/16/16 08:43 2 pgs
Fees:13.00 Taxes:1011.95
20160616-0060864

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1312 Crestfield Drive, Nashville, TN 37211.

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 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.

Witness my/our hand(s) this 8th day of June, 2016.

Richard E. Foshee, III

III,

*LeAnna Young Foshee, spouse of Richard E. Foshee, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

LeAnna Young Foshee
By: Richard E. Foshee, Attorney-in-Fact

LeAnna Young Foshee
By: Richard E. Foshee, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Richard E. Foshee, III, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2016.

RUSSELL J. McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Foshee, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of LeAnna Young Foshee for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for LeAnna Young Foshee, and is authorized by LeAnna Young Foshee, to execute this instrument on his/her behalf.

Witness my hand, at office, this 8th day of June, 2016.

RUSSELL J. McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 25, 2017

File #: **160293JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027