Davidson County DEEDWARR
Recvd: 12/09/16 14:03 3 pgs
Fees:18.00 Taxes:231.25
20161209-0129513

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public
My commission expires: 12-11-18

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

05-1611-67069

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amado Rangel	Amado Rangel	063-00-030.00
1424 Pawnee Trail	1424 Pawnee Trail	
Madison TN 37115	Madison TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven C. McCrary, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amado Rangel and Maribel Victoria Rangel, husband and wife**, hereinafter called the Grantees, their successors 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 part of the Menees land, described according to a copy of a survey by Harvey Gee, Surveyor, October 2, 1948, as follows:

Beginning at a point in the intersection of the North line of Menees Road, and the center line of Neely's Bend Road, at a nail in the center of said Neely's Bend Road; thence with the center line of said Neely's Bend Road, North 11 degrees 43 minutes West 274.7 feet to a nail in the center of said Road; thence continuing with the center of said Road, North 05 degrees 23 minutes West one foot to a point; thence, easterly passing an iron pin in the easterly line of the proposed new right-of-way of Neely's Bend Road, at 32.3 feet, a total distance of 192.9 feet to an iron pin; thence, South 270 feet to an iron pin in the North margin of Menees Road; thence, with the margin of the same, westerly 137 feet to the beginning.

Being the same property conveyed to Jack McCrary and wife, Shirley Ann McCrary by deed from Loyd Thomas Biener and wife, Margaret C. Biener, dated January 2, 1962, recorded January 9, 1962, of record in Book 3317, Page 163, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven C. McCrary and Randy Joe McCrary by Quitclaim Deed from Shirley Ann Harrison, unmarried, formerly Shirley Ann McCrary, of record in Instrument NO. 20100304-0016699, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven C. McCrary by Quitclaim Deed from Randy Joe McCrary, dated November 5, 2016, recorded November 10, 2016, of record in Instrument No. 20161110-0119281, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of grantor, grantor's spouse, or any dependent.

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 property is **un**improved property known as 0 Menees Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of December, 2016.

Steven C. McCrary

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steven C. McCrary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 2nd day of December, 2016.

Rachelle Caudill
State of Tennessee at Large

My Commission expires: 10/23/18

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, **Rachelle Caudill**, 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 SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020