Davidson County DEEDWARR
Recvd: 04/18/17 10:17 2 pgs
Fees:13.00 Taxes:688.20
20170418-0037566

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stacie S. Ledridge and Kevin S. Ledridge	United Wholesale Mortgage	182 06 0A 127.00
(NAME)	(NAME)	
7493 Maggie Dr.	1414 E Maple Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Six Thousand And No/100 Dollars ($186,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Shawn Rakes and Brande Lee Carr-Rakes, husband and wife, as tenants by the entireties**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stacie S. Ledridge, a married woman, and Kevin S. Ledridge, 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:

BEING Lot No. 123, on the Plan of Final Plat, Old Hickory Hills, Phase Two, Section One, of record in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT TO all matters of record.

Being the same property conveyed to Jeremy S. Rakes, unmarried by Warranty Deed from Kyle Cooperson, unmarried dated April 2, 2009 and recorded April 7, 2009 as Instrument No. 20090407-0031706, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jeremy Shawn Rakes and Brande Lee Carr-Rakes, husband and wife as Tenants by the Entireties by Quit Claim Deed from Jeremy Shawn Rakes, also known as Jeremy S. Rakes, a now married man, joined by spouse Brande Lee Carr-Rakes dated August 7, 2013 and recorded August 13, 2013 as Instrument No. 20130813-0084807, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-171615BSO

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.

unimproved ☐
This is improved ☒ property, known as 7493 Maggie Dr., Antioch, TN 37013

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 11 day of April 2017.

Jeremy Shawn Rakes

Brande Lee Carr-Rakes

STATE OF VIRGINIA

COUNTY OF Henrico

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeremy Shawn Rakes and Brande Lee Carr-Rakes, husband and wife, the 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 11 of April, 2017.

Notary Public

My Commission Expires: 07-31-2020

SEAL: BETHANY W. PARKS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA REG. NO. 7889034 EXP. 07-31-2020

File Number: MTJ-171615BSO

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY