BILL GARRETT, Davidson County
Trans:T20170039282 DEEDWARR
Recvd: 05/09/17 09:28 2 pgs
Fees:13.00 Taxes:1683.50
20170509-0045807

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me, this the 28th day of April, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Micah H. Washington Jessica A. Washington 9133 Macauley Lane Nolensville, TN 37135	New Owner	186040A48900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alexa McGraw and husband, Cameron McGraw**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jessica A. Washington and Micah H. Washington, 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. 489, on the plan of Final Plat, Burkitt Place, Phase 2K, Section 3, "Cluster Lot Subdivision", as shown on the plat of record in Instrument 20140609-0049812, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation to Alexa McGraw and husband, Cameron McGraw as recorded on the 1st day of June, 2015 in Instrument No. 20150601-0050250 and Special Warranty Deed from NW Burkitt, LLC, a Delaware Limited Liability Company to Drees Premier Homes, Inc., an Ohio Corporation as recorded on the 24th day of June, 2014 in Instrument No. 20140624-0055215, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 9133 Macauley Lane, Nolensville, TN 37135.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of April, 2017.

X _____
Alexa McGraw

X _____
Cameron McGraw

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alexa McGraw and Cameron McGraw**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2017.

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

_____
Notary Public
My Commission expires: 2/25/20