BILL GARRETT, Davidson County
Trans: T20170039404 DEEDWARR
Recvd: 05/09/17 11:18 2 pgs
Fees: 13.00 Taxes: 1209.90
20170509-0045945

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $327,000.00

Affiant

Subscribed and sworn to before me, this 5 day of May, 2017

Notary Public

My commission expires: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lauren C. McCloud **Harrison T. McCloud**	Prime Lending	**01700005600**
2257 Luster Road	1811 Preston Rd #900	
Goodlettsville, TN 37072	Dallas TX 75252	

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,

Kenneth A. Cressler and Marlene Cressler, husband and wife

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

Lauren C. McCloud and Harrison T. McCloud, 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 on the unrecorded survey of the Redding Subdivision date March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

Beginning at an iron pin in the Westerly margin of Luster Road, a corner to the property of Gupton of record in Book 5398, page 605, Register's Office for Davidson County, Tennessee; thence with the line of Gupton, North 84 deg. 16' 38" West 990.82 feet to an iron pin in the line of the property conveyed to Davis of record in Book 7956, page 223, said Register's Office; thence with the line of Davis, North 14 deg. 34' 13" East 246.33 feet to an iron pipe marking the corner of the property conveyed to Harris of record in Book 6134, page 711, said Register's Office; thence with the line of James T. Grissom, South 81 deg. 06' 13" East 1,056.0 feet to an iron pin in the Westerly margin of Luster Road; thence with said margin of said road, on a curve having a chord of South 28 deg, 30' 06" West 170.0 feet to a point; thence South 31 deg. 43' 59" West 41.0 feet to the point of beginning and containing 5.07 acres, more or less.

Being the same property conveyed to Kenneth A. Cressler and Marlene Cressler, husband and wife, by Warranty Deed from Roger Young and wife, Carol Young, dated August 7, 2014, of record in Instrument No. 20140820-0075765, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Joint Driveway Agreement/Easement of record in Instrument No. 20040812-0097487, Register's Office for Davidson County, Tennessee.

Easements of record in Book 8106, page 562, and Book 4355, page 185, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2257 Luster Road, Goodlettsville, TN 37072.

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 in 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 5 day of MAY, 2017.

Kenneth A. Cressler

Kenneth A. Cressler

Marlene Cressler

Marlene Cressler

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Kenneth A. Cressler and Marlene Cressler, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2017.

Debra Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER