BILL GARRETT, Davidson County
Trans:T20170049355 DEEDWARR
Recvd: 06/09/17 10:25 2 pgs
Fees:13.00 Taxes:2701.00

20170609-0057969

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511976

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $730,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Wilson and Samantha Wilson 5818 VINE RIDGE DRIVE Nashville TN 37205-1326	Franklin Synergy Bank 733 Columbia Ave Franklin TN 37064	Tax Parcel ID No. 10309009500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart Gavin McGrane and Tracy Jobin McGrane, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Wilson and Samantha Wilson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 87 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, Page 96, Register's Office for said County.

Said Lot No. 87 fronts 191.2 feet on the Northerly side of Vine Ridge Drive and extends back 284.6 feet on the Westerly line and 252.8 feet on the Easterly line to a dead line, measuring 193.9 feet thereon.

Being the same property conveyed to Stuart Gavin McGrane and wife, Tracy Jobin McGrane by Warranty Deed from Cuyler A. Dunbar and wife, Sandra M. Dunbar, recorded on the 17th day of February, 2010 in Instrument No. 20100217-0012120, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION 6, as recorded in Plat Book 2133, Page(s) 96.

Covenants, Conditions and Restrictions as set forth in Book 2291, Page 626.

This is improved property located at 5818 VINE RIDGE DRIVE Nashville TN 37205-1326

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2017.

Stuart Gavin McGrane

Tracy Jobin McGrane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart Gavin McGrane and Tracy Jobin McGrane, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2017.

Notary Public

My Commission Expires:

