Davidson County DEEDWARR
Recvd: 06/26/17 11:38 3 pgs
Fees:18.00 Taxes:887.63
20170626-0063974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 11-4-18
(AFFIX SEAL)

LONNIE J. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jared A. Coomes 2732 McKeige Drive Nashville, TN 37214	NEW OWNER	096-09-0099.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin S. McCreary, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jared A. Coomes, unmarried and Lainey M. Stricker, unmarried, as Joint Tenants with Rights of Survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being "Revised Lot No. 15 & a Tract Marked Reserved Parcel "A" on the Plan of Perry Heights" of record in Plat at Instrument No. 20010727-0080060 (which revised subject property as shown on prior plat in Plat Book 2900, Page 18), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin S. McCreary by Warranty Deed from Lucile Wright, an unmarried woman of record in Instrument No. 20160328-0029067, Register's Office for Davidson County, Tennessee, dated March 04, 2016 and recorded on March 28, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2732 McKeige Drive, Nashville, Tennessee 37214

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. 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 23rd day of June, 2017.

Benjamin S. McCreary

STATE OF TENNESSEE

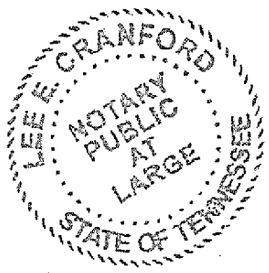
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Benjamin S. McCreary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of June, 2017.

Notary Public

My Commission Expires: 1/6/2020



True Copy of Certification

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

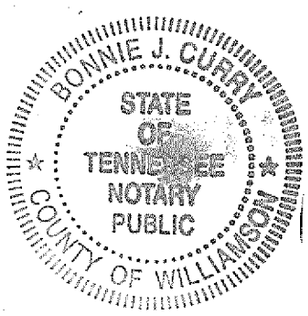
Lisa K.R. Wagner

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18