BILL GARRETT, Davidson County
Trans:T20170056044 DEEDWARR
Recvd: 06/30/17 09:52 2 pgs
Fees:13.00 Taxes:899.10
20170630-0065916

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $243,000.00

Affiant

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

Notary Public

My commission expires: 10-15-2017

(Notary Stamp)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Artiaunna Maupins **Hosea Cabknor**	**New Owner**	**Map/Parcel: 049-337.00**
104 Buena Vista Court		
Nashville, TN 37218		

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,

Drew A. Bracey, married

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

Artiaunna Maupins, a single woman, and Hosea Cabknor, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat J.C. Smith, Jr.-Phase 2, as of record in Plat Book 11190, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Drew A. Bracey, unmarried, by Warranty Deed, from Colton Hunter Brown, unmarried, dated August 28, 2012, of record in Instrument No. 20120830-0078298, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 11190, Page 99, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10800, Page 94, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Book 7860, Page 155 and Book 7885, Page 753, Register's Office for DAVIDSON County, Tennessee.
Consent Order for Easements to Metropolitan Government of record in Book 6390, Page 401, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 104 Buena Vista Court, Nashville, TN 37218.

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 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 28th day of June, 2017.

Drew A. Bracey

Drew A. Bracey

*Rebecca R. Bracey, spouse of Drew A. Bracey, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Rebecca R. Bracey

Rebecca R. Bracey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Drew A. Bracey and Rebecca R. Bracey, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires: 12, 2021

File #: **170236JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027