Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

17-CO-332

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061184 DEEDWARR
Recvd: 07/18/17 10:07 2 pgs
Fees:13.00 Taxes:814.00
20170718-0072064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Annika Truman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2017.

Notary Public

My Commission Expires February 23, 2021

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NANCY CUTSHALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-cd-332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jackson R Crabtree and Kathryn McCaffrey,	Franklin American Mortgage Co.	
(NAME) 2025 Woodmont Boulevard, Apt. 315	(NAME) 6100 Tower Circle Suite 600	117 11 0 J 315.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin TN 3707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PATRICK D. MCCAFFREY AND TRACIE H. MCCAFFREY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKSON R CRABTREE AND KATHRYN MCCAFFREY, HUSBAND AND WIFE, 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:

Bieng Unit No. 315, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050404-0036415 and 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife, by Warranty Deed from Kelly Delaney, an unmarried person, dated May 9, 2014, recorded May 13, 2014,

of record in Instrument No. 20140513-0040801, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2025 Woodmont Boulevard, Apt. 315, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife this 13 day of July, 2017.

Patrick D. McCaffrey

Tracie H. McCaffrey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13 day of July, 2017, before me personally appeared Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 13 day of July, 2017.

Commission Expires: My Commission Expires ~~February 23, 2021~~

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public