# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Victoria Berryhill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-31-21
(AFFIX SEAL)

SAMANTHA J. CHAMBLEE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

G-RR-17-305

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jennifer L. McKell** | First Choice Lending Services | |
| (NAME) | (NAME) | **151-09-0A-048.00-CO** |
| **305 Paddington Court** | 9821 Cogdill Rd, Ste. 2 | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Knoxville TN 37932 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **JEFFREY C. CRAVEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER L. MCKELL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48 on the Plan of Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, 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 Jeffrey C. Craven, a single person by Warranty deed from Jose Hurtado and wife, Jeannette Castro of record in Instrument No. 20140801-0068805 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 01, 2014.

Jeffrey C. Craven having since married. Jeannette M. Craven joins in the execution of the deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9430, Page 251, as amended in Book 9534, page 938 and Book 9534, Page 942, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9430, Page 279, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space and/or Common Area of record in Instrument Number 20030820-0120927, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8197, Page 288 and Book 9988, page 821, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 9588, Page 930 and Book 9988, page 793, in the Register's Office for Davidson County, Tennessee.
- Drainage Ditch of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and Water Mains and Appurtenances of record in Book 8197, Page 288 and Book 8358, page 91 and 92, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Tennessee Telephone and Telegraph Co. of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Declaration for Taking for maintenance of transmission line of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.
- Judgment for taking of easement for use by Tennessee Valley Authority of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170069626 DEEDWARR
Recvd: 08/11/17 10:03 2 pgs
Fees:13.00 Taxes:1165.50
20170811-0082347

- Easement for Sanitary Sewer of record in Book 9588, Page 930 and Book 9988, page 783, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140204-0009983 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 Paddington Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF AUGUST, 2017.

Jeffrey C. Craven

Jeannette M. Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY C. CRAVEN AND JEANNETTE M. CRAVEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212