GRN-1252250

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. McLaughlin	USAA Federal Savings Bank	147-14-0-163.00
(NAME)	(NAME)	Bill Garrett Davidson County
688 Candlestick Drive	10750 McDermott Freeway	Batch# 5913 DEEDWARR
(ADDRESS)	(ADDRESS)	09/29/2017 10:03:30 AM 2 pgs
Nashville, TN 37211	San Antonio, TX 78288-0544	Fees: $13.00 Taxes: $1,295.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170929-0099760

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Todd Randolph,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John A. McLaughlin and Lynsey A. Kennon, both unmarried,** 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. 434, on the Plan of Candlestick Farms, Section Four, of record in Plat Book 3600, Page 71, as amended in Book 3822, Page 71, 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 Gregory P. Frye and wife, Dranda K. Frye by Warranty Deed from Douglas William Johnson and wife, Yvonne D. Johnson, dated February 25, 1976 and recorded February 26, 1976 in Book 5000, Page 267, in said Register's Office for Davidson County, Tennessee. Final Decree recorded June 24, 1980 in Book 5616, Page 330, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Todd Randolph, a married man by Warranty Deed from Gregory P. Frye and Debra Lynn Frye, husband and wife dated April 07, 2017 and recorded April 11, 2017, as instrument No. 20170411-0035299, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 688 Candlestick Drive, Nashville, TN 37211
(House Number) (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.

Witness my/our hands this 25th day of September, 2017.

Todd Randolph

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 25th day of September, 2017.

Notary Public
My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 173558

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019