Bill Garrett Davidson County
Batch# 20907 DEEDWARR
11/01/2017 01:38:48 PM 2 pgs
Fees: $13.00 Taxes: $1,383.80

20171101-0112113

B04 36

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $374,000.00

SR

Affiant

Subscribed and sworn to before me, this 31st day of October, 2017.

June E Rowell

Notary Public

My commission expires: 7-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Patrick McCracken **Elizabeth Beasley McCracken**	SAME AS NEW	**171030A02000CO**
5124 Fredericksburg Way E	Owner	
Brentwood, TN 37027		

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,

Jennifer C. Thursby, a married person formerly known as Jennifer C. Longard

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

Robert Patrick McCracken and Elizabeth Beasley McCracken, 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:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Section 1-B, Fredericksburg, a Planned Unit Development, of record in Book 7900, Page 552, as amended in Book 7900, Page 552, and as corrected in Book 9308, Page 1, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer C. Longard, by General Warranty Deed from Ming Teng and wife, Joyce M. C. Teng, dated July 22, 2005, of record in Instrument No. 20050729-0088833, Register's Office for Davidson County, Tennessee. Jennifer C. Longard, having since married, subject property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 509, amended in Book 7900, page 552, corrected in Book 9308, page 1, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 7798, page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10453, page 931, Book 10694, page 541, said Register's Office.

Charter of record in Book 8920, page 40, said Register's Office.

Bylaws of record in Book 8920, page 45, said Register's Office.

Easements of record in Book 7993, page 269, Book 7851, page 712, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 5124 Fredericksburg Way E, Brentwood, TN 37027.

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 in 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 31st day of October 2017.

Jennifer C. Thursby

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Jennifer C. Thursby, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY OF WILLIAMSON