Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Affiant

Subscribed and sworn to before me, this 9th day of November 2017.

Notary Public

My commission expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

Bill Garrett Davidson County
Batch# 25101 DEEDWARR
11/13/2017 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20171113-0116396

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark A. McCaw 420 Coventry Dr. Nashville TN 37211	New Owner	147 02 0 112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Seth H. Crosby and Emily S. Crosby, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark A. McCaw and Beth Anne Smith McCaw, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 162 on the Plan of Abbay Hall Section of record in Book 2331 Page 38 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being the same property conveyed to Seth H. Crosby and Emily S. Crosby, husband and wife, by deed from Donna C. Garay and Geovanni E. Garay of record in Instrument No. 20141016-009540 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Abbay Hall Section of record in Book 2331 Page 38 Register's Office for Davidson County, Tennessee

This property is improved property known as 420 Coventry Dr., Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8 day of November, 2017.

Seth H. Crosby

Emily S. Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 8 day of November, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10249

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

