Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Bill Garrett Davidson County
Batch# 40047 **DEEDWARR**
12/20/2017 04:03:43 PM 2 pgs
Fees: $13.00 Taxes: $606.43

20171220-0129789

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $163,900.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2017.

Notary Public
My commission expires: 10-11-21

04-1709-56601

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lesley Bringhurst 3251 Priest Woods Drive Nashville TN 37214	NEW OWNER	108-16-0-149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kellie I. McCain, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lesley Bringhurst**, hereinafter called the Grantees, their successors 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 all of Lot No. 19B on the Plan of Zone Lot Division Lots 13, 15, 16, 17, 18, 19, Section One, Percy Priest Woods of record in Book 5200, Page 607, in the Register's Office for Davidson County, Tennessee. The said Lot 19B being the Westerly part of Lot No. 19 on the Plan of Percy Priest Woods Subdivision, Section One as of record in Book 5200, Page 472, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kellie I. McCain, unmarried by Warranty deed from The Buyers Agency of record in Instrument No. 20010124-0007272 Register's Office for Davidson County, Tennessee, dated January 16, 2001 and recorded on January 24, 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3251 Priest Woods Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11 day of December, 2017.

* Kellie I. McCain
Kellie I. McCain

* STATE OF Kentucky
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kellie I. McCain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Frankfort (city), Kentucky (state), this 11th day of December, 2017.

Sarah Lee Hayle Bright
Notary Public

My commission expires: 6-1-19

