Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 40818 DEEDWARR
12/22/2017 11:25:04 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20171222-0130579

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $208,000.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2017.

Notary Public
My commission expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dennis David and Angelica David 808 Cainbrook Court Antioch, TN 37013	NEW OWNER	164-13-0B 016.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PEGGY MCCAULLEY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DENNIS J. DAVID AND ANGELICA GOMEZ DAVID, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Section Six, Asheford Crossing, of record as Instrument No. 20001010-0100374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy McCaulley, unmarried, by deed dated 10/22/2004 from Jason Phillips, a married man, of record as Instrument No. 20041025-0128294, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 808 Cainbrook Court, Antioch, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

PM

Witness my hand this the 15th day of December, 2017.

Peggy McCaulley

Peggy McCaulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy McCaulley, 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 and official seal this 15th day of December, 2017.

My commission expires: 9/10/18

Notary Public

