Bill Garrett Davidson County
Batch# 62568 DEEDWARR
02/26/2018 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20180226-0018070

ADDRESS NEW OWNER: Kelsey Marie McCormack

589 Hill Creek Drive
Nashville, TN 37211

SEND TAX BILL TO: Franklin American Mortgage Co.
6100 Tower Circle, Ste. 600
Franklin, TN 37067

MAP-PARCEL NOS. 147-14-150.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jason E. Braddock and Lauren N. Braddock, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kelsey Marie McCormack, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Candlestick (sic) Farms, Section Four of record in Plat Book 3600, Page 71, and amended in Book 3822, Page 71, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jason E. Braddock and wife, Lauren N. Braddock, from Dorothy Chumley by Deed recorded on September 5, 2013, in Instrument No. 20130905-0093629, Register's Office for Davidson County, Tennessee.

This is property with a common address of 589 Hill Creek Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 3600, Page 71 as amended in Book 3822, Page 71, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3811, Page 978 as amended in Book 3822, Page 75, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of February 2018.

Jason E. Braddock

Lauren N. Braddock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jason E. Braddock and Lauren N. Braddock, husband and wife** , with whom I am personally acquainted, or who 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 office this 23rd day of February 2018.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $342,500.00.

Affiant

Subscribed and sworn before me this 23rd day of February 2018.

Notary Public
My Commission Expires: 8/10/2020

CHERYL NICOLE FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-10-2020

File No. 1802K028

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)

