Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Bill Garrett Davidson County
Batch# 110297 DEEDWARR
06/28/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20180628-0062786

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Phillip McCreary and wife, Sarah McCreary, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Clarence Thomas Ross, Jr. and Karla A. Ross, husband and wife, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee and being Lot No. 8 on the Plan of Bellwood Estates, Section One of record in Plat Book 5200, Page 172, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Phillip McCreary and wife, Sarah McCreary by deed dated April 21, 2017 of record in Instrument No. 20170425-0040302, Register's Office of Davidson County, Tennessee.

Map & Parcel: 14916000800

Property Address: 5328 Bell Crest Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

27 day of June, 2018.

Phillip McCreary

Sarah McCreary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Phillip McCreary and Sarah McCreary, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27 day of June, 2018.

Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $337,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2018.

My commission expires:
10/17/21

Notary Public

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires October 17, 2021

NEW PROPERTY OWNER:
Clarence Thomas Ross, Jr. & Karla A. Ross
5328 Bell Crest Dr.
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
NEW OWNER

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

