Bill Garrett Davidson County
Batch# 131990 DEEDWARR
08/22/2018 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180822-0083286

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0631

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kurtis Grandison	USAA Federal Savings	#033-08-0-101.00
(NAME)	(NAME)	
135 Hardaway Dr.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CLAY A. CARLTON AND WIFE, PEGGY J. CARLTON,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KURTIS GRANDISON,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 355 on the Plan of Gatewood, Section 2, of record in Plat Book 3700, Page 144 & 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clay A. Carlton and Peggy J. Carlton, joint tenants, by deed from Edna L. Jackson dated 08/28/2015 of record in Instrument 20150904-0090523, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4179, Page 488, Register's Office for said County.

This conveyance is made subject to: 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 144 and 145, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 135 Hardaway Dr., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of August, 2018.

Clay A. Carlton

Peggy J. Carlton

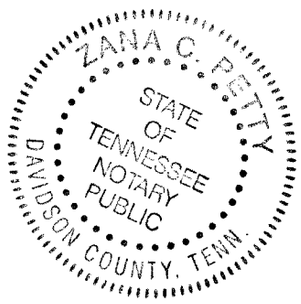
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clay A. Carlton and Peggy J. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2018.

My Commission Expires: 5-2-22

Notary Public



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)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER