THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180917754** Karen Y Johnson Davidson County Batch# 154224 **DEEDWARR** 10/26/2018 08:22:09 AM 2 pgs Fees: $13.00 Taxes: $519.85 20181026-0106085	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,500.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2018. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Stephanie McCrary 525 Canton Pass Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052-08-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elena Arnold, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Marie McCrary, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section 2, Sequoia Valley (formerly Madison Farms) of record in Plat Book 3700, Page 114, 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 Mary Elena Arnold by Quitclaim deed from Mary Elena Arnold, Executrix of the Estate of Mary Nowell Henderson of record in Instrument No. 20170420-0038808 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 20, 2017.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4047, Page 877, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 525 Canton Pass Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2018.

Mary Elena Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Elena Arnold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2018.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

My Commission Expires: _____