Karen Johnson Davidson County
Batch# 206475 DEEDWARR
03/15/2019 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,175.12
20190315-0023966

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruzena C. Pack	CrossCountry Mortgage, Inc.	018-12-0-054.00
(NAME)	(NAME)	
300 Fannin Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Davinia L. McComb and Joseph G. McComb, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ruzena C. Pack and Gregory Allan Pack, wife and husband, hereinafter called the GRANTEE(S), their 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. 23 on the Plan of Mansker Heights, of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the Easterly margin of Fannin Drive at the common corner of Lots 22 and 23; thence with the line between said lots, Easterly 172.7 feet to a corner of Lot 24; thence with the line between Lots 23 and 24, Northeasterly 159.6 feet to a point in the Southwesterly margin of Dorr Drive; thence with the margin of the same, Westerly 280 feet to a point at the beginning of a curve; thence around said curve, Southwesterly 39.27 feet to a point in the Easterly margin of Fannin Drive; thence with the margin of the same, Southerly 180 feet to the beginning.

Being the same property conveyed to Davinia L. McComb and Joseph G. McComb, husband and wife by Warranty Deed from Cumberland Property Investments, LLC of record in Instrument No. 20160201-0009137, Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on February 01, 2016.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 300 Fannin Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 359222
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of March, 2019.

Davinia L. McComb

Joseph G. McComb

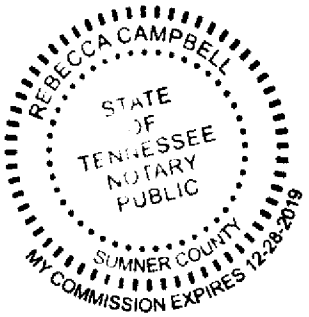
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Davinia L. McComb and Joseph G. McComb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of March, 2019.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY