RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Name and Address of New Owner: NATHAN WESLEY CONRAD
Send tax Notices to Same : 3828 Bonnacreek DR
HERMITAGE, TN 37076

****

State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $211,000.00.

Affiant

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Sworn to and subscribed before me, the 6 day of June, 2019.

Notary Public

My Commission Expires: 11/16/19

Map: 74; Group: 16; Parcel: 124.00

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FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED ELEVEN THOUSAND AND NO/100 DOLLARS, ($211,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **SANDRA MCCRARY**, have bargained and sold and by these presents do transfer and convey unto **NATHAN WESLEY CONRAD**, an unmarried man, his heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, bounded and more particularly described as follows, to-wit:

LAND in Davidson County. Tennessee, being Lot No. 353 on the Plan of Hermitage Hills, Section III, as of record in Book 2900, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 353 fronts 80 feet on the North side of Bonnacreek Drive and runs back between parallel lines 150 feet to a dead line.

BEING a portion of the property vested in Steven C. McCrary by quit claim deed from Randy Joe McCrary, of record in Instrument No. 20161110-0119281, Register's Office for Davidson County, Tennessee. For prior deed see Instrument No. 20100304-0016698, Register's Office for Davidson County, Tennessee. Steven C. McCrary is deceased, leaving his wife, Sandra McCrary as sole owner by will, probated in the Smith County Chancery Court (Probate division), File # P-2307.

This Instrument Prepared By:
BASS AND BASS, Attorneys
P. O. Box 500, Carthage, TN 37030

Karen Johnson Davidson County
Batch# 240737 **DEEDWARR**
06/10/2019 08:37:48 AM 2 pgs
Fees: $13.00 Taxes: $780.70

20190610-0055018

Possession: Date of Possession
2019 taxes prorated
Map: 74-16; Parcel: 124.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **NATHAN WESLEY CONRAD**, his heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **NATHAN WESLEY CONRAD**, his and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 6 day of June, 2019.

SANDRA MCCRARY

By: Sandra McCrary
By Josh Kirby P.O.A
Josh Kirby, POA,
of record in Instrument No.
20190610-0055017 **,R.O.D.C.T**

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

On this 6th day of June, 2019, before me personally appeared **JOSH KIRBY,** to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SANDRA MCCRARY**, acknowledging that such person executed the same as the free act and deed of **SANDRA MCCRARY,** with authority granted by instrument recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND and Official Seal at Offices, Smith County, Tennessee, this 6 day of June, 2019.

NOTARY PUBLIC

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 11/16/19

wD-McCrary-Conrad