WARRANTY DEED

Karen Johnson Davidson County
Batch# 245194 DEEDWARR
06/18/2019 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20190618-0058803

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$309,900.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2019.

Notary Public

My commission expires: 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachelle A. Hess	Owner at property	**Map 174-11-0 Parcel 003.00**
5692 Cane Ridge Road	address	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James McComas and Mary Beth McComas, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachelle A. Hess, single

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. 3 on the Final Plat of Nelson Subdivision, of record in Instrument No. 20120606-0049442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to James McComas and Mary Beth McComas, husband and wife, by Deed dated July 9, 2014 from Richard Nelson, married, of record in Instrument No. 20140714-0061558, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20120606-0049442, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, including without limitation, a 20 foot Joint Access Easement which also serves Lot 2, said subdivision. (2) Restrictive Covenants contained in instrument of record in Instrument No. 20110315-0020443 and amended in Instrument No. 20130621-0063989, Register's Office for Davidson County, Tennessee. (3) Grant of Transmission Line Easements of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office. (4) Agreement for Dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476, said Register's Office. (5) Easements retained by the Metropolitan Government in the closing of a portion of Cane Ridge Road Right-of-way by Metro Ordinance No. BL2006-1194, said Register's Office. (6) All matters shown on the Plan of record in Instrument No. 20000825-0083988, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **5692 Cane Ridge Road, Antioch, TN 37013**

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 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 my/our hand(s) this **14th** day of **June, 2019.**

James McComas

James McComas

Mary Beth McComas

Mary Beth McComas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James McComas and Mary Beth McComas,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019