(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $175,000.00.

Christopher B McMahan
Affiant

Subscribed and sworn before me this the 6th day of June, 2019.

Brandie A. Phillips
Notary Public
My commission expires: 6-21-20

BRANDIE A PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher McMahan	LoanDepot.com	108-08-0D 026.00
3215 East Lake Drive	26642 Towne Centre Drive	
Nashville, TN 37214	Foothill Ranch, CA 92610	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WARREN CRANFORD AND MEGAN CRANFORD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER MCMAHAN, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 26, Lot No. 56, and the appurtenant interest in the common elements, of Quail Valley, Section 3, Phase V, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as created by the Master Deed establishing the horizontal property regime of Quail Valley Condominiums, of record in Book 5851, page 779; Book 5851, page 784; Book 5857, page 371; Book 5857, page 372; Book 5857, page 502; Book 5869, page 814; Book 5884, page 534; Book 5931, page 508; and in Book 6081, page 130, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the condominium site-plan of Phase Five, Section Three, Quail Valley, of record in Plat Book 5200, page 435, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Section 3, Phase V, Quail Valley provided in the Master Deed, together with the By-Laws appended thereto, the aforementioned condominium site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Warren Cranford and Megan Cranford, husband and wife, by deed dated 11/15/2018 from Lena Mayo, an unmarried woman, and Beverly Easterling Caldwell, Trustee of The Emily Easterling Mayo Family Trust created by the Last Will and Testament of Emily Easterling Mayo dated May 15, 2001, of record in Instrument No. 20181121-0114885, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3215 East Lake Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 245974 **DEEDWARR**
06/20/2019 09:47:57 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190620-0059480

Witness my hand this the 6th day of June, 2019.

Warren Cranford

Megan Cranford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Warren Cranford and Megan Cranford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2019.

My commission expires: 9/18/22

Notary Public

