Karen Johnson Davidson County
Batch# 254126 DEEDWARR
07/09/2019 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190709-0066782

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Stephanie Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2019.

Christy Michelle Jones
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-21-2021

W-SR-19-5140

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Drudge	New Owner	
(NAME)	(NAME)	**097-16-0A-042.00-CO**
5140 Bay Overlook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **KATHLEEN G. MCCRACKEN AND SPOUSE, DOROTHY C. STOCKARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN DRUDGE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of The Peninsula, Phase Two of record in Plat Book 9700, Page 352, 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 Kathleen G. McCracken and spouse, Dorothy C. Stockard by Warranty Deed from Deano A. Vaccaro and wife, Kristin A. Vaccaro of record in Instrument No. 20160816-0085146 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 16, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 352, as amended in Book 10547, Page 35, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9564, Page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219 and Book 11258, Page 85, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10973, Page 39, Book 11181, Page 371, Instrument No. 20000822-0083193 and Instrument No. 20030313-0033780, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 10693, Page 726, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 7900, Page 854, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5140 Bay Overlook Drive, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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 the 8th DAY OF JULY, 2019.

Kathleen G. McCracken

Kathleen G. McCracken

Dorothy C. Stockard by Kathleen G. McCracken, Attorney in Fact

Dorothy C. Stockard by Kathleen G. McCracken, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN G. MCCRACKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN G. MCCRACKEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY C. STOCKARD, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY C. STOCKARD.

Witness my hand and official seal, this the 8th of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021