WARRANTY DEED

Karen Johnson Davidson County
Batch# 294548 **DEEDWARR**
10/02/2019 09:34:56 AM 2 pgs
Fees: $13.00 Taxes: $1,216.93

20191002-0100442

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,900.00.

Danny L Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laura M. McCracken and Patrick K. Smith, wife and husband	Mortgage Investors Group	Map: 075110A09000
(NAME) 1429 Stoner Ridge	(NAME) 8320 East Walker Springs Lane, Ste. 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($328,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLIFTON H. MARSHALL, JR. AND WIFE, WANDA B. MARSHALL,

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

LAURA M. MCCRACKEN AND PATRICK K. SMITH, WIFE AND HUSBAND,

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:

Being Lot No. 90, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clifton H. Marshall, Jr. and wife, Wanda B. Marshall, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20030519-0067778, dated May 15, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 984, said Register's Office.

Deed of Conveyance of record in Book 10693, Page 737, in the Register's Office for Davidson County, Tennessee.

Easement to BellSouth Telecommunications of record in Book 10613, Page 652, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10337, Page 102, amended in Book 11029, Page 414, Instrument No. 20000130025560, Instrument No. 20020624-0075432, Instrument No. 20040419-0044083, Instrument No. 20051028-0130690, and Book 10337, Page 123, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1429 Stoner Ridge, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 30th day of September, 2019.

Clifton H. Marshall, Jr.

Wanda B. Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton H. Marshall, Jr. and Wanda B. Marshall, 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, 30th day of September, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.