Karen Johnson Davidson County
Batch# 297712 DEEDWARR
10/08/2019 02:25:13 PM 2 pgs
Fees: $13.00 Taxes: $1,304.25
20191008-0103110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 6, 2021

W-EXIT-19-6560

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)
Craig A. McFadden and Daisia M. McFadden	**CMG Mortgage Inc.**	
(NAME)	(NAME)	
6560 Broken Bow Drive	**3160 Crow Canyon Road, Ste 400**	**181-03-0A-014.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Ramon, CA 94583**	
(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, **RALPH M. THOMPSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAIG A. MCFADDEN AND DAISIA M. MCFADDEN, HUSBAND AND WIFE,** 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. 14 on the Plan of Subdivision Plat Section One, Indian Creek Estates, Old Hickory Blvd of record in Plat Book 9700, Page (s) 556 and 557, 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 Ralph M. Thompson, an unmarried man, his heirs and assigns by Warranty Deed from Lifestyle Home Builders Inc., a Tennessee Corporation of record in Instrument No. 20040603-0065464 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 03, 2004.

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(s) 556 and 557, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 200007270074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791, and Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10752, Page 574, Book 11033, Page 509 and Instrument No. 200007270074153,, in the Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.
- Easement for Cemetery as shown in Deed of record in Book 6549, Page 403 and Book 8955, Page 509, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument No. 200008020076584, 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: 6560 Broken Bow Drive, Antioch, Tennessee 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 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 4th DAY OF OCTOBER, 2019.

Ralph M. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH M. THOMPSON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of October, 2019.

Notary Public
My Commission Expires
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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