Karen Johnson Davidson County
Batch# 322399 DEEDWARR
12/02/2019 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $705.59
20191202-0123195

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2133TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of November, 2019.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ian Clark 3233 Moorewood Dr. Nashville, TN 37207	**SAME AS NEW OWNER.**	050 14 0 251.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Allen D. McCrackin and Phenecia McCrackin, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Clark, Unmarried** 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:

Property known as 3233 Moorewood Dr. Nashville, TN 37207, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office for said County.

Said Lot No. 242 fronts 75 feet on the westerly side of Moorewood Drive and extends back 137.31 feet on the northerly line and 138.08 feet on the southerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Allen D. McCrakin, unmarried, by deed from Joseph Morton and wife, Carrlotta Ann Morton, dated 11/27/1996 filed and recorded 12/13/1996 of record in Book 10290, Page 224, said Register's Office.

Tax Map and Parcel ID is as follows 050 14 0 251.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3233 Moorewood Dr., Nashville, TN 37207

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 unemcumbered, 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 hand this 26th day of November, 2019.

Allen D. McCrackin

Phenecia McCrackin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2019, before me personally appeared **Allen D. McCrackin and Phenecia McCrackin**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of November, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration:

4-17-2023

LTE File No.: 19-2133TN

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:

SEAL

