WARRANTY DEED

Karen Johnson Davidson County
Batch# 335019 DEEDWARR
12/26/2019 03:10:56 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20191226-0133370

Y-FCM-19-03200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Bradford Coursey and John W. Coursey	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
3200 Cloverwood Drive	**262 Robert Rose Dr, Suite 200**	**096-11-0-046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Murfreesboro, TN 37129**	
(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, **MARY M. COURSEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADFORD COURSEY AND JOHN W. COURSEY, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 49 on the Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 49 fronts 86.2 feet on the North side of Cloverwood Drive and runs back 159.2 feet on the East line and 147.12 feet on the West line to a dead line in the rear on which it measures 60.71 feet.

Being the same property conveyed to Daniel L. Coursey and wife, Mary M. Coursey by Warranty deed from James P. Killus and wife, Sue E. Killus of record in Book 4415, page 231, Register's Office for Davidson County, Tennessee, dated May 2, 1970 and recorded on May 5, 1970. Said Daniel L. Coursey having since died on June 28, 1994 leaving Mary M. Coursey as sole tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3341, Page 265, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1303, Page 21, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3351, Page 595, 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: **3200 Cloverwood Drive, Nashville, Tennessee 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 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 20th DAY OF DECEMBER, 2019.

Mary M. Coursey

Mary M. Coursey

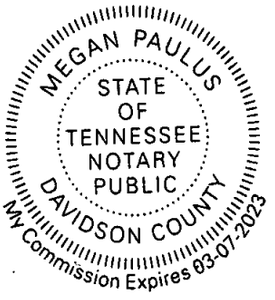
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M. COURSEY, 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 20th of December, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212