Box 14
G33060-4

WARRANTY DEED

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 384231 **DEEDWARR**
04/13/2020 10:03:47 AM 2 pgs
Fees: $13.00 Taxes: $1,760.09

20200413-0038113

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/6/2023
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria Elizabeth Creecy and Jackson Ray Kemp 5250 Anchorage Drive Nashville, TN 37220	**F & M Bank** **50 Franklin Street** **Clarksville, TN 37040**	160-03-0-096.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Zaida Wallace, unmarried, and Howard Wallace, unmaried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Maria Elizabeth Creecy, an unmarried woman, and Jackson Ray Kemp, an unmarried man, as joint tenants with rights of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Haileywood Estates, Section 8, as of record in Book 2854, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property

Being the same property conveyed to Howard Wallace and wife, Zaida Wallace by Warranty Deed from Shannon D. Gray, an unmarried person, dated 08/17/2012, and Recorded 08/22/2012 of record in Deed Instrument 201208220075369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5250 Anchorage Drive, Nashville, TN 37220

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 my/our hand(s) this the 10th day of April, 2020.

Zaida Wallace

Howard Wallace

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Zaida Wallace and Howard Wallace with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of April, 2020.

Notary Public

My Commission Expires: 11/6/2027

(SEAL)

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE