Karen Johnson Davidson County
Batch# 387112 DEEDWARR
04/17/2020 08:31:30 AM 2 pgs
Fees: $13.00 Taxes: $469.90
20200417-0040221

2163-20

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2020.

Notary Public
COMMISSION EXPIRES: 3-9-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES MARCH 9TH, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith A. Loiseau	NEW OWNER	055-00-0-061
(NAME)	(NAME)	
5611 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joe W. McCrary, Jr. and Donna McCrary, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith A. Loiseau, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 2 on the A. Turner, Trustee, property, located on Bull Run Road and described according to a survey by Richardson-Morris Co., Surveyors, dated November 7, 1972, as follows:

Beginning at a point in the westerly margin of Bull Run Road 950 feet south of the southeast corner of the Mildred Cantrell property thences north 53 degrees 20' west, 1400 feet to a point; thence south 2 degrees 26' east 236.51 feet to a point; thence south 53 degrees 20' east, 1300 feet to a point in the westerly margin of Bull Run Road to the point of beginning and containing 5.68 acres, more or less.

Being the same property conveyed to Joe W. McCrary and his wife, Donna E. McCrary by Deed dated April 28, 1989 from Claudia E. Lollar, unmarried, recorded May 3, 1989, in Book 7832, Page 113, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4148 Bull Run Road (House Number) (Street) (P.O. Address) Ashland City, TN (City or Town) 37015 (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. successors 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, successors 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.

IN WITNESS WHEREOF, Seller(s)' signature is/are set forth below as of this 15 day of April, 2020.

Joe W. McCrary, Jr.

Donna McCrary

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, **Joe W. McCrary, Jr. and Donna McCrary**, the bargainor(s), 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, and who swore to the statements made above and subscribed their name(s) above.

Witness my hand and official seal this 15 day of April, 2020.

Notary Public

My Commission Expires: 3-7-2022

SHANNON PHILSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020