Karen Johnson Davidson County
Batch# 454282 DEEDWARR
08/11/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200811-0089465

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014049

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2020. NOTARY PUBLIC My commission expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Lucy and Margaret Young Lucy 8439 McCrory Lane Nashville, TN 37221		141-00-0-027.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Five Thousand and 00/100 Dollars ($345,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN LEFTWICH, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHANNON LUCY AND MARGARET YOUNG LUCY, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND being in the 9th Civil District of Davidson County, Tennessee, on the Westerly side of McCrory Lane in Bread Tray Hollow, described according to a survey made by S. H. Hutchison dated August 27, 1960; as follows:

Beginning at a stake, the northwesterly corner of a 7 acre tract being sold to Charlyne H. Pickard; thence North 25 degrees 30' West 25 poles to a stake with black locust pointer; thence North 63 degrees East 24 poles to a point in the center of McCrory Road, stake in line on westerly margin of road; thence with said road as follows: South 45 degrees East 4 poles; South 53 degrees East 4 poles; South 58 degrees East 4 poles; South 63 degrees East 4 poles; South 71 degrees East 9 poles; thence with the northerly line of the 7 acre tract sold to Charlyne H. Pickard as follows: South 45 degrees 30' West 22.8 poles to a mulberry tree; thence South 65 degrees 30' West 4.8 poles to a cedar tree; thence South 70 degrees West 12 poles to the point of beginning, containing 4.45 acres, more or less.

BEING the same property conveyed to Stephen Leftwich, unmarried, by Warranty Deed from to Ashley P. Fidler and husband, Aaron L. Fidler, dated 2/10/2020 and recorded 2/28/2020 in Instrument No. 20200228-0022449, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Ashley P. Fidler and Aaron L. Fidler, wife and husband, by Warranty Deed from Jamie Robert Long and wife, Kristy D. Long, dated 9/18/2015 and recorded 9/21/2015 in Instrument No. 20150921-0095545, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8439 McCrory Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of August, 2020.

STEPHEN LEFTWICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen Leftwich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of August, 2020.

SHANNON ZICCARDI
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

Shannon Ziccardi
Printed Notary Name

My Commission Expires May 16, 2023

My commission expires: _____

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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