Karen Johnson Davidson County
Batch# 605723 DEEDWARR
04/01/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210401-0043376

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2021. Notary Public My commission expires: 11-16-23
(Notary Stamp)	TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Agustin Luis Figueroa, Hannah Catherine Cole McGrew, and Martha C. McGrew	**New Owner**	**146-08-0-001.00**
516 Bramblewood Drive		
Nashville, TN 37220		

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,

Christina L. Cain, formerly known as Christina L. Cain-Swope, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Agustin Luis Figueroa and Hannah Catherine Cole McGrew, husband and wife and Martha C. McGrew, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Section Four, Crieve Hall Estates of record in Plat Book 2133, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina L. Cain-Swope, an unmarried woman, by Warranty Deed, from David P. Cain, Sr. and Sue B. Cain, husband and wife, dated July 14, 2015, of record in Instrument No. 20150716-0069540, Register's Office for Davidson County, Tennessee. Christina L. Cain-Swope changed her name to Christina Lee Cain by signed Agreed Order On Name Change in the Fourth Circuit Court of Davidson County, Tennessee, Case No. 13D-991. Christina Lee Cain is one and the same person as Christina L. Cain.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2245, Page 38, Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6303, Page 761, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 516 Bramblewood 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 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 25th day of March, 2021.

X. Christina L. Cain
Christina L. Cain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Christina L. Cain, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2021.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-164
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37211

Certificate of Authenticity

I, Ryan Lux, 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, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON