WARRANTY DEED

Karen Johnson Davidson County
Batch# 640195 **DEEDWARR**
05/19/2021 02:19:44 PM 2 pgs
Fees: $13.00 Taxes: $1,919.93

20210519-0068063

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $518,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MAY 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2244LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hadley Judson McCrary and Stuart Westwood McCrary	newowners	
6360 A Columbia Avenue		091 13 1D 001.00
Nashville, TN 37209		

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,

TIMOTHY J. SNELL AND COURTNEY SNELL,
TENANTS IN COMMON WITH THE RIGHT OF SURVIVIORSHIP

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

HADLEY JUDSON MCCRARY AND STUART WESTWOOD MCCRARY, WIFE AND HUSBAND

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Homes at 6360 Columbia Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 6360 Columbia Avenue, a Horizontal Property Regime, of record in Instrument Number 20171122-0120075, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Timothy J. Snell and Courtney J. Cook*, tenants in common with the right of survivorship, by Warranty Deed from P & P Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190510-0044171, in the Register's Office of Davidson County, Tennessee, dated May 10, 2019 and recorded on May 10, 2019.

Being part of the same property conveyed to P&P Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Raymond H. Canady, an unmarried man, of record in Instrument No. 20171025-0109599 (as corrected by Affidavit at Instrument No. 20190411-0033003), in the Register's Office of Davidson County, Tennessee, dated October 24, 2017 and recorded on October 25, 2017.

*Courtney J. Cook having since married and now being know as Courtney Snell.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page(s) 100.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171122-0120075.
5. Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1357, Page 343 (Expired).

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-TA6A-6360A

This is improved property known as 6360 A Columbia Avenue, Nashville, TN 37209

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 in 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 our hand on the 17th day of May, 2021.

Timothy J Snell

Courtney Snell FKA Courtney J. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TIMOTHY J SNELL AND COURTNEY SNELL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of May, 2021.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2021