WARRANTY DEED

Karen Johnson Davidson County
Batch# 700420 DEEDWARR
08/18/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210818-0111875

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

File No.: 21-CD-491

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John David Cage	Champions Mortgage, LLC	10614011400
(NAME) 65 Scobey Drive (a/k/a 65 Scoby Drive)	(NAME) 8828 Frenchurch Rd.	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Dallas, TX 75238	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ten Thousand Dollars And No/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN LEE CRAMER AND WIFE, TERI SUZANN CRAMER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN DAVID CAGE, A SINGLE PERSON, 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. 96 on the Plan of Raymond Heights, as of record in Book 1424, page 141, Register's Office for said County, described as follows:

SAID Lot 96 fronts 75 feet on the southerly side of Scoby Drive and runs back 177.7 feet on the easterly line and 177.4 feet on the westerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Kevin Lee Cramer and wife, Teri Suzann Cramer, by Warranty Deed, from Virgil W. Ross and wife, Bessie Catherine Ross, dated March 17, 2015, recorded March 20, 2015, of record in Instrument No. 20150320-0024326, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 65 Scobey Drive (a/k/a 65 Scoby Drive), Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 18 day of August, 2021.

Kevin Lee Cramer

Teri Suzann Cramer

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18 day of August, 2021, before me personally appeared Kevin Lee Cramer and wife, Teri Suzann Cramer to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 18 day of August, 2021.

Commission Expires: _____

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 18th day of August, 2021

Sheri Engel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 18th day of August, 2021

My commission expires: 2/12/23

Notary Public

