# WARRANTY DEED

Karen Johnson Davidson County
Batch# 706252 **DEEDWARR**
08/27/2021 01:21:59 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20210827-0116089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-25
(AFFIX SEAL)

KATHRYN BOOK NOTARY PUBLIC COWETA COUNTY, GEORGIA

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 1114 17th Aveneue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0554-21

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Hosts Worldwide | Hosts Worldwide | 048-00-0-236.00 |
| (NAME) 5145 Drakes Branch Rd | (NAME) 5145 Drakes Branch Rd | |
| (ADDRESS) Nashville, TN 37218 | (ADDRESS) Nashville, TN 37218 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TIMOTHY MCCREADY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOSTS WORLDWIDE, INC.,** 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. 2 on the Plan of Final Subdivision Plat of Lots 1 and 2 of Bobby Matthews on Darkes Branch Road of record in Plat Book 8250, Page 978, 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 Timothy MCCready, an unmarried man by Warranty deed from Milton Majano, a single person of record in Instrument No. 20160429-0042328 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on April 29, 2016.

This is:

unimproved ☐

improved ☒ property, known as 5145 Drakes Branch Rd, Nashville, TN 37218

(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.

Witness our hands this 24 day of August, 2021.

Timothy McCready

State of Georgia

County of Coweta

On this 24 day of August, 2021, before me personally appeared Timothy McCready, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24 day of August, 2021.

Kathryn Book

Notary Public

My Commission Expires: 7-5-25

KATHRYN BOOK NOTARY PUBLIC COWETA COUNTY, GEORGIA