| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Maury |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Suite 115<br>Brentwood, TN 37027<br>P21-9399-PILK | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **125,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2021.<br>Notary Public<br>MY COMMISSION EXPIRES: 11-22-22<br>(AFFIX SEAL) |

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian McCraw & Meredeth McCraw | Brian McCraw + Meredeth McCraw | MAP & PARCEL: |
| 1539 Hallifax Dr. | 1539 Hallifax Drive | 158-07-0-038.00 |
| Spring Hill, Tn 37174 | Spring Hill, Tn 37174 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Boyd A. Simmons and wife, Ethel B. Simmons**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian McCraw and wife, Meredeth McCraw, husband and wife,**

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:

Being Lot 33 of Forrest Trails Subdivision, Section 2, of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

Beginning at the north most point of lot 33 and being a common boundary of lots 33, 34 and 38, thence South 40 degrees 54 minutes East, 260.0 feet; thence South 80 degrees 28 minutes East 397.5 feet to a concrete marker, this being the community boundary line of lots 33 and 34; thence South 72 degrees 55 minutes East, 80.00 feet to a concrete marker; thence South 17 degrees 05 minutes West, 150.20 feet to a concrete marker; thence North 88 degrees 05 minutes West, 382.70 feet to a point; thence North 87 degrees 41 minutes West, 240.4 feet to a concrete marker; thence North 4 degrees 12 minutes East to the point of beginning, and containing 3.40 acres more or less.

Together with ingress and egress driveway easement as well as public utiilty easement from Melbourne Drive on and across Lots 34 and 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however, this easement is subservient to the TVA power line easement of record in Book 2276, Page 402, Register's Office of Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 738963 DEEDWARR
10/19/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20211019-0140070

Being the same property conveyed to Boyd A. Simmons and wife, Ethel B. Simmons by Warranty deed from Robert Neil Hutcheson and wife, Rebecca E. Hutcheson of record in Book 8481, page 289, Register's Office for Davidson County, Tennessee, dated November 06, 1991 and recorded on November 07, 1991.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantors; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **6206 Melbourne Drive Lot 33, Nashville, TN 37215.**

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 the 15th day of October, 2021.

Boyd A. Simmons

Ethel B. Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Boyd A. Simmons and Ethel B. Simmons,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of October, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, _____, 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 10.15.21.

Elizabeth Groome

Affiant Signature

10.15.21

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 15th day of October, 2021.

_____

Notary Signature

Commission Expires: _____

KIM SWANNER
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY
MY COMMISSION EXPIRES: 8-28-2022