WARRANTY DEED

Karen Johnson Davidson County
Batch# 769284 DEEDWARR
12/07/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20211207-0162066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2021110327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Craig Candage and Jessica Candage	CrossCountry Mortgage, LLC	
(NAME) 428 High Point Terrace	(NAME) 6850 Miller Road	181-10-0D-037.00 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brecksville, TN 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-FIVE THOUSAND AND NO/100 Dollars ($595,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH WILLOUGHBY AND PAMELA WILLOUGHBY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG CANDAGE AND JESSICA CANDAGE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 37, Final Plat, Section Two, Jackson Valley Subdivision, according to survey and plat of same appearing of record in Instrument No. 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Kenneth Willoughby and wife, Pamela Willoughby by Special Warranty Deed from Touchstone Builders, Inc., a Tennessee corporation, dated July 23, 2010, recorded July 28, 2010, of record in Instrument No. 20100728-0058979, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 428 High Point Ter., Brentwood, TN 37027
(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.

Executed by our hands this 29th day of November 2021.

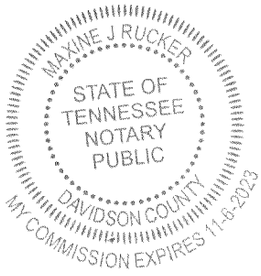
Kenneth Willoughby

Pamela Willoughby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Maxine J. Rucker, a Notary Public for the above State and County, personally appeared KENNETH WILLOUGHBY and PAMELA WILLOUGHBY, HUSBAND AND WIFE to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of November 2021



Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 1, 2021.

Tori Cole

Affiant Signature

Date: 12/1/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 1, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

