THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 860477 DEEDWARR
05/23/2022 09:48:40 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220523-0059362

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Steven Mason and Kellee Craddock 2479 Prairie Hill Drive Antioch, TN 37013	NEW OWNERS	182-15-0B-078.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James E. Babb and Rebecca L. Babb, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven Mason and Kellee Craddock, a married couple**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the plan of Final Plat Clover Glen, Phase 2, as shown on plat of record in Instrument 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Meritage Homes of Tennessee Inc. and Arizona Corporation by Special Warranty Deed from OHB Land, LLC, a Tennessee limited liability company, of record in Instrument number 20170208-0013268, dated February 6, 2017 and recorded on February 8, 2017, Register's Office for Davidson County Tennessee.

The same being further conveyed to James E. Babb and Rebecca L. Babb, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation of record in Instrument number 20210309-0030365, dated March 5, 2021 and recorded on March 9, 2021, Register's Office for Davidson County Tennessee.

This property is commonly known as 2479 Prairie Hill Drive, Antioch, TN 37013
Note that a street address is not part of a legal description.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 13 **day of May, 2022**:

James E. Babb

Rebecca L. Babb

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 **James E. Babb** and **Rebecca L. Babb,** the bargainors, with whom I am personally acquainted or proved to me 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, this 13 day of May, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$550,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13 DAY OF May, 2022:

Notary Public

My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY