WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/02 15:34 2pgs
Fees:13.00 Taxes:384.80

20020214-0019796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: July 20, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Crockarell	Wells Fargo Home Mortgage, Inc.	94-8-45
(NAME)	(NAME)	
203 Gann Drive	4456 Corporation Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Virginia Beach, VA 23462	
(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, Alethia Dugger, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Crockarell and Christopher W. Brooks, both married persons, , 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 No. 78, on the plan of Clover Nook as shown by plat of record in Plat Book 2900, page 52 & 53 the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alethia Dugger by deed appearing of record in Book 4047, page 131, Register's Office for Davidson County, Tennessee.

County Taxes for the year 2001 paid in the amount of $1,333.93 and all subsequent years, a lien, but not yet due and payable. Map 94-8-45.

Restrictive Covenants of record in Deed Book 2994, Page 126, Register's Office of said County.

Sewer or Storm Drainage Easement as shown of record in Deed Book 6327, Page 381, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2900, Page 52& 53 Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 203 Gann Drive, Nashville, TN 37210

(House Number) (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 my/our hand(s) this 31st day of January, 2002.

Alethia Dugger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Alethia Dugger, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7-20-03

File Number: 12201036

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027