[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **29th** day of **March, 2022** between **B. I. G. Development, Inc., ,** GRANTOR, and **Judy Malone Crouch, married, and William E. Malone/Margie K. Malone, husband and wife, joint tenants with right of survivorship,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot Number 5, on the Plan of Resubdivision of Phase Two (2), Harbor Village of record in Plat Book 8250, page 886, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B. I. G. Development, Inc. by Quitclaim Deed from E. D. Latimer and wife, Ellen Latimer and Steve Neighbors and wife, Diane Neighbors of record in Instrument Number 20010223-0017246, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 8250, page 886 and Plat Book 10835, page 372, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 5589, page 827; Book 5589, page 831; Book 7025, pages 914 and 916; and Book 7124, page 202, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6628, page 577; Book 6646, page 543; and Book 10672, page 743, Register's Office for Davidson County, Tennessee.

Subject to all matters for HOA in Book 6635, page 254 and Book 6628, page 588, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 704 Pat Court, Madison, Tennessee 37115.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **March, 2022.**

Davidson County DEEDWARR
Recvd: 04/03/02 15:28 2pgs
Fees:13.00 Taxes:699.30
20020403-0040720

B. I. G. Development, Inc.

Steve Neighbors President

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve Neighbors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of the B. I. G. Development, Inc., and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of B. I. G. Development, Inc. by him/her self as President. Witness my hand and official seal this 29th day of March, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $189000

Affiant

Subscribed and sworn before me this 29th day of March, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires May 26, 2002

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Judy Malone Crouch
704 Pat Court
Madison, Tennessee 37115

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 34-07-O-A Parcel 37