WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/05 11:02 2 pgs
Fees:13.00 Taxes:906.50

20051221-0152826

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. EXPIRES 03/03/2007

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Chaffin	John Chaffin	155-100-A-002.00
(NAME)	(NAME)	
908 Deer Point Ct.	908 Deer Point Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Stephen Jason Crowe and Dixie Kathleen Crowe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Chaffin and Janie Chaffin, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 OF MCCRORY TRACE ESTATES, SECTION 1-A, OF RECORD IN PLAT BOOK 7900, PAGE 695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN JASON CROWE AND WIFE, DIXIE KATHLEEN CROWE BY WARRANTY DEED FROM LAURENCE C. BRIDGES AND WIFE, LYNN W. BRIDGES, RECORDED ON THE 2ND DAY OF JANUARY, 1998 IN DEED BOOK 10743, PAGE 375, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 908 Deer Point Ct. Nashville TN 37221
(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 our hands this 15th day of December, 2005.

Stephen Jason Crowe

Dixie Kathleen Crowe

NOTARY AFFIDAVIT

State of TN, County of Williamson }SS:

On December 15, 2005 before me, the Undersigned, a Notary

Public in and for said state, personally appeared
Stephen Jason Crowe and Dixie Kathleen Crowe
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____

(seal)

Printed name: Andrew P. Grisham

My commission expires: 5.14.08

ANDREW P. GRISHAM III NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY