WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: November 23, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/03/06 10:38 2 pgs
Fees:13.00 Taxes:373.70
20060303-0024827

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Crutcher	Tommy Crutcher	057 00 0 005.00
(NAME)	(NAME)	
5100 Bull Run Rd	5100 Bull Run Rd.	
(ADDRESS)	(ADDRESS)	
Ashland City, Tennessee 37015	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053420

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Toney S. Carroll, Jr and wife, Judy Carroll**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tommy Crutcher**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 5100 Bull Run Rd., Ashland City, TN 37015

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 13th day of January, 2006.

Toney S. Carroll, Jr

Judy Carroll

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Toney S. Carroll, Jr and wife, Judy Carroll, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Toney S. Carroll, Jr and wife, Judy Carroll executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 13th day of January, 2006.

Commission expires: November 23, 2009

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Jeffrey Hawkins Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lamber, Surveyor, dated November 2, 1954, as follows:

Beginning at a point in the center of Bull Run Road, said point being the Southwest corner as shown on the survey; thence North 34 degrees 45 minutes West 145 feet to a railroad spike; thence North 54 degrees 58 minutes East 918 feet to an iron pin; thence South 81 degrees East 150 feet to an iron pin; thence South 55 degrees West 1036 feet to the point of beginning, containing 2.8 acres, more or less.

Property commonly known as: 5100 Bull Run Road, Ashland City, Davidson County, Tennessee.

BEING all of the same property conveyed to Toney S. Carroll, Jr and wife, Judy Carroll by Warranty Deed from Leland D. Watts dated July 26, 2001 of record at Instrument No. 20010727-0080044, Register's Office for Davidson County, Tennessee.