WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/06 11:08 2 pgs
Fees:13.00 Taxes:399.60

20060322-0032649

STATE OF TENNESSE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3/17/2006

Notary Public

MY COMMISSION EXPIRES: 03/3/2007 (AFFIX SEAL)

SHEILA MCCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

U.S. Title Partners, Inc. 1105 Newman's Trail Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Temple Crutchfield	nBank, N.A.	**162-12A-3.00 CO**
(NAME) **1007 Brittany Park Drive**	(NAME) 136 Walton Ferry Road	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Hendersonville, TN 37075	
(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, **William M. Fedderman, Jr., an unmarried individual**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Temple Crutchfield**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davisdon**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 3, on the Plan of BRITTANY PARK, PHASE 1A, as shown on plat of record in Plat Book 9700, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Rebecca M. Kelley and Daniel R. Root to Michael L. Benton as recorded on the 2nd day of May, 2001 in Instrument No. 20010502-0045015 and Waranty Deed from Michael L. Benton, a single man to William M. Fedderman, Jr., a single man as recorded on the 22nd day of July, 2004 in Instrument No. 20040722-0087920, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **1007 Brittany Park Drive, Antioch, TN 37013**

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 hand this 17th of March, 2006.

William M. Fedderman, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Fedderman, Jr., an unmarried individual, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Commission expires:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMM. EXP. 03/3/2007

Notary Public