WARRANTY DEED

FILE BOX 19B
06-05-001-C

State of Tennessee)
County of ~~Davidson~~ Knox)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,900.00~~ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of May, 2006

Notary Public

My Commission Expires 4/8/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/06 10:09 2 pgs
Fees:13.00 Taxes:421.80
20060519-0058954

NANCY SUE HANKINS NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RODNEY CROOM (NAME)	Same As New Owner (NAME)	149-09
4817 Trappers Ridge (ADDRESS)	(ADDRESS)	189.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JEANNINE E. MORRIS, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RODNEY CROOM, UNMARRIED**, hereinafter called the Grantee(s), his 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. 143 on the Plan of Section Two, Terragon Trails of record in Book 5050, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 143 fronts 33.16 feet on the easterly margin of Trappers Ridge and extends back 157.69 feet on the northerly line and 118.54 feet on the southerly line to a dead line in the rear, measuring 127.99 feet thereon.

BEING the same property conveyed to JEANNINE E. MORRIS, A SINGLE PERSON, by Deed from CAROLYN C. PACE N/K/A CAROLYN C. WOOD AND HUSABAND, WILLIAM FLOYD WOOD, dated November 5, 1979, of record in Book 5525, Page 639, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5804, Page 842, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

RECORDERS NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

BEING unimproved ☐
Improved ☒ property known as: 4817 Trappers Ridge, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 11th day of May, 2006.

Jeannine E. Morris

JEANNINE E. MORRIS

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 **JEANNINE E. MORRIS, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of May, 2006.

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public