After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2006.

Notary Public BELINDA A. SHERWIN
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
BELINDA A. SHERWIN
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

Davidson County DEEDWARR
Recvd: 07/10/06 14:03 2 pgs
Fees:13.00 Taxes:514.30
20060710-0082520

04-0604-52627

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Mao Keo<br>2216 Courtney Avenue<br>Nashville TN 37218 | Same as new owner | 70-09-0-070.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin D. Crutcher** and wife **Sonya Y. Crutcher**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mao Keo** and, ~~Norat Rex~~ RANN REN, HUSBAND AND, WIFE hereinafter called the Grantees, their successors 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.'s 1 & 2, on the Plan of Orchard Hill, of record in Book 2663, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin D. Crutcher and Sonya T. Crutcher by deed from A. A. Dugger, dated August 25, 1999, of record in Book 11660, Page 800, Register's Office for Davidson County, Tennessee.· Notice/Affidavit of Correction for Deed of record in Instrument No. 20040520-0059431, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2216 Courtney Avenue, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of June, 2006.

Kevin D. Crutcher

Sonya Y. Crutcher

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin D. Crutcher and Sonya Y. Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of June, 2006.

State of Tennessee at Large

My Commission expires

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JAN. 19, 2010

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