#14923
38004

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kevin D Crutcher<br>Brenda A Crutcher<br>500 Bayridge Ct<br>Cain Ridge, TN 37013 | Fifth Third Mortgage Company<br>5001 Kingsley Dr<br>Cincinnati, OH 45227 | 173-04-0-A-192.00CO |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 12/10/09 09:31 3 pgs
Fees:18.00 Taxes:647.13
**20091210-0112781**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2009.

Notary Public

My Commission Expires: 6/18/12
(Affix Seal)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Donald D Daugherty, Unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kevin D. Crutcher and wife, Brenda A. Crutcher ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 192 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald D Daugherty, unmarried, by Warranty Deed from Debora L Sheridan, an unmarried woman, dated April 23, 2004, of record in Instrument No. 20040427-0047819 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **500 Bayridge Ct, Cain Ridge, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **December, 2009.**

**GRANTOR(S)**

Donald D Daugherty

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Donald D Daugherty** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **9th** day of **December, 2009.**

Notary Public

My Commission Expires: 6/18/12

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY