WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 11/7/12

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Maggied	Fifth Third Mortgage Company	161160a14400co
(NAME)	(NAME)	
5845 Nolensville Pike #504	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Cincinnati, OH 45263	
(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, Jason D. Crooks and wife, Jessica L. Crooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Maggied, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR 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, and being Unit 144 Townhomes of Shadow Glen Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen recorded in 20040315-0029248, first supplementary Covenants recorded in 20040713-0083179, second supplementary Covenants recorded in 20041021-0126776 and re-recorded in 20041025-0128065, third supplementary Covenants recorded in 20050118-0005927, fourth supplementary Covenants recorded in 20050317-0029206, and Unit 144 shown on Exhibit "A" fifth supplementary Declaration to Declaration of Covenants, Conditions and Restriction for the Townhomes of Shadow Glen of record in 200504250045905, to which reference is hereby made to Exhibit "A" of fifth supplementary Covenants in 200504240045905 for a more comprehensive and binding description.

Being the same property conveyed to Jason D. Crooks and wife, Jessica L. Crooks, by deed of record in Instrument No. 20060913-0113217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike Unit 504, Nashville, TN 37211

(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 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.

BILL GARRETT, Davidson County
Trans:T20120077609 DEEDWARR
Recvd: 10/12/12 09:48 2 pgs
Fees:13.00 Taxes:440.30
20121012-0093526

Witness our hands this 10th day of October, 2012.

Jason D. Crooks

Jessica L. Crooks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason D. Crooks and wife, Jessica L. Crooks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of October, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County