WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120078849 DEEDWARR
Recvd: 10/17/12 10:04 2 pgs
Fees: 13.00 Taxes: 998.63

20121017-0095101

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **October, 2012**

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Crocker	Farmington Financial Group LLC	11509006800
(NAME)	(NAME)	
6754 Pennywell Drive	2002 Richard Jones Rd, # 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Joyce V. Harrison and Lindsay Lauren Hanley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert S. Crocker, an unmarried person,** 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, being Lot No. 160 on the Plan of West Meade Estates, Section 8, of record in Book 3700, page 31, and amended in Book 5639, page 595, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed legal description.

Being the same property conveyed to Joyce V. Harrison and Lindsay Lauren Hanley by deed from Joyce V. Harrison, dated September 16, 2003 of record in Instrument No. 20030917-0137296, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Joyce V. Harrison by deed from Roger T. Shriver and wife, Evelyn M. Shriver, dated August 16, 1993 of record in Book 9049, page 484, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6754 Pennywell Drive, Nashville, TN 37205

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, has 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 hands this **5th** day of **October, 2012**

Joyce V. Harrison

Joyce V. Harrison

Lindsay Lauren Hanley by Joyce V. Harrison ATTORNEY IN FACT

Lindsay Lauren Hanley, By: Joyce V. Harrison, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Joyce V. Harrison,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **October, 2012**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 8/23/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*20121017-0095100

Before me, the undersigned Notary, personally appeared Joyce V. Harrison, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lindsay Lauren Hanley, and who acknowledged that she executed the same as the free act and deed of the said Lindsay Lauren Hanley, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.

Witness my hand and official seal this 5th day of October, 2012

NOTARY PUBLIC

My Commission Expires: 8/23/16

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON