Prepared by:
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Davidson County DEEDWARR
Recvd: 02/22/13 08:39 3 pgs
Fees:18.00 Taxes:851.00
20130222-0017753

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 21st day of February 2013.

Notary Public
My commission expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert L. Crowder 307 Wiles Court Hermitage TN 37076-0000	Same	075150A30700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 William P. Scally and wife Margaret A. Scally hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert L. Crowder and wife Deborah G. Crowder hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 307, on the Plan of Phase Four, Stoner's Glen of record in Instrument No. 20040107-0002851, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William P. Scally and wife, Margaret A. Scally by deed from Frank Batson Homes, Inc. of record in Instrument No. 20040709-0082092, dated 07/01/04, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Stoner's Glen of record in Instrument No. 20040107-0002851, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20000526-0052723, and amended in Instrument Nos. 200001215-0123565, 20020115-0006136, 2004115-0006286 and in any allied instruments(s) referred to in said restrictions. 4) Temporary Easement in Instrument No. 20040115-0006268 5) Easement as set forth in instrument recorded in Instrument No. 20031202-0173057, Book 8140, page 361, Book 4771, page 495, and Book 6838, page 490

This property is improved property known as 307 Wiles Court, Hermitage, Tennessee 37076-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to said Grantee(s), 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 21 day of February, 2013.

William P Scally by Margaret A Scally
His Attorney-in-Fact
William P. Scally, by Margaret A. Scally
His Attorney-in-fact

Margaret A Scally
Margaret A. Scally

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 Margaret A. Scally, 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 21st day of February, 2013.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of February, 2013 before me personally appeared Margaret A. Scally to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William P. Scally acknowledged that such person executed the same as the free act and deed of William P. Scally.

2/23/15
Notary Public

State of Tennessee Notary Public
Williamson County

My Commission expires 2/23/15
FILE NO: 07457

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

