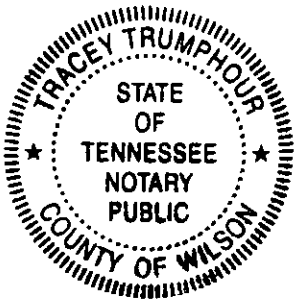
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/2/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua C. Wilson		087010A07300CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2607 Lakeland Drive	SAME	Trans:T20130021625 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 03/18/13 09:10 2 pgs
		Fees:13.00 Taxes:284.90
Nashville , TN 37214		20130318-0026258
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry Crutcher and wife, Melissa Crutcher**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua C. Wilson**, hereinafter called the GRANTEE(S), their heirs and/or 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. 147 on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry Crutcher and wife, Melissa Crutcher by Deed from Beazer Homes Corp dba Phillips Builders, dated 01/30/1998 and filed for record on 02/03/1998 in Book 10780, Page 891, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 215, Plat Book 9700, Page 288, said Register's Office.
Restrictions of record in Book 10278, Page 279, said Register's Office. Said restrictions were amended in Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944, said Register's Office.
Stormwater Detention Agreement of record in Book 10357, Page 915, said Register's Office.
Charter of record in Book 10290, Page 256, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 10420, Page 356, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 11577, Page 623, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4201 Chesney Glen Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of March, 2013.

Jerry Crutcher

Melissa Crutcher

State of Tennessee
County of Wilson

Personally appeared before me Jerry Crutcher and Melissa Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122