BILL GARRETT, Davidson County
Trans:T20130036433 DEEDWARR
Recvd: 05/02/13 10:55 2 pgs
Fees:13.00 Taxes:199.80
20130502-0044201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 54,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2013.

Notary Public

My commission expires:

DAVID B.A. ROBERTS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. July 21, 2014
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES H COOK	**New owner**	**06001007200**
410 EWING DRIVE	**Same**	
NASHVILLE, TN 37207		

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 ACKNOWLEDGE, WE,

DON C CROUCH and WIFE, LYNN A CROUCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES H COOK

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 described as follows:
BEGINNING at a point in the southerly margin of Ewing Drive, said point being the northeast corner of Lot No. 33 on the Plan of Aldrich Heights, Section Two, of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee; thence eastwardly with said margin of said drive, 110 feet, more or less, to a point which is the northwest corner of Lot No. 3, on the Plan of Laverne Acres, of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee; thence southwardly with the westerly line of Lot No. 3, 231.4 feet, more or less, to a point in the easterly line of Lot No. 33 on said plan of Aldrich Heights, Section 2, thence northwardly with said line of said Lot No. 33, 246 feet, more or less, to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO DON C CROUCH AND WIFE, LYNN A CROUCH BY WARRANTY DEED FROM DANNY E GRIFFITH, A SINGLE PERSON DATED 10/27/83 AND RECORDED ON 11/02/83 IN BOOK 6168, PAGE 395, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 410 EWING DRIVE, NASHVILLE, TN 37207.

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 in 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 my/our hand(s) this 26th day of April, 2013.

Don C Crouch, By Dottie, atty in fact
DON C CROUCH
BY: DOTTIE LEE
ATTORNEY IN FACT

Lynn A Crouch, By Dottie, atty in fact
LYNN A CROUCH
BY: DOTTIE LEE
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THE 26TH DAY OF 2013, BEFORE ME PERSONALLY APPEARED DOTTIE LEE, TO ME KNOWN (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSOON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF DON C. CROUCH AND LYNN A. CROUCH, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACT AND DEED OF DN C. CROUCH AND LYNN A. CROUCH.

Witness my hand, at office, this 26th day of April, 2013.

Notary Public

My Commission Expires:

