BILL GARRETT, Davidson County
Trans:T20130036460 DEEDWARR
Recvd: 05/02/13 11:11 3 pgs
Fees:18.00 Taxes:762.19
20130502-0044230

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILLIAMSON
HERE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,997.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: 6-23-14
File No. G13-6371D

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry J. Hoffmann and Natalie Elaine Hoffman (NAME)	USAA Federal Savings Bank (NAME)	141 5 A 219 CO
1205 Scarcroft Lane (STREET ADDRESS)	10750 McDermott Freeway (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	San Antonio, TX . 78288 (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 HEREBYACKNOWLEDGED, WE, **Chad Michael Crouch, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry J. Hoffmann and Natalie Elaine Hoffman, husband and wife,** 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. 219 on the plan of AVONDALE PARK, PHASE 1, SECTION 4, as shown by plat of record in Instrument No. 200903180024196, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Chad Michael Crouch, unmarried from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed dated October 16, 2009, as Instrument No. 200910200096839, in the Register's Office for Davidson County, Tennessee.
Bethany Crouch joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200903180024196, Register's Office for Davidson County, Tennessee.

2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

3. Restrictions as recorded in Instrument No. 200907300071390, Register's Office for Davidson County, Tennessee.

4. Subject to Restrictions as recorded in Instrument No. 200910200096839, Register's Office for Davidson County, Tennessee. This Conveyance is made subject to:

5. All matters appearing on subdivision plat of record in instrument Number 20090318-0024196 of said Register's Office.

6. Access Easement Agreement record in Instrument Number 20041207-0145662 said Registers Office.

7. Transmission Line Easement recorded in Instrument Number 20060110-0003857 said Registers Office.

8. Deed to USA recorded in Record Book 4118 Page 694 and in Book 4228 Page 635, said Register's Office.

9. Order to TVA recorded in Record Book 4273 Page 280, said Register's Office.

10. Easement to Harpeth Valley Utilities in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument # 20080818-0084836 & Instrument # 20040204-0013641, said Register's Office.

11. Storm Water Detention Agreement Recorded in Instrument Number 20060512-0055867, said Register's Office.

12. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument Number 20071002-0117293, said Register's Office.

13. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.

14. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in granted to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.

15. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilites District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

16. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

17. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acres tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

18. Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, said Register's Office.

19. Subject to Charter for HOA in instrument No. 20081203-0117350, said Register's Office.

20. Subject to Landscape easement recorded in Instrument No. 20090414-0033629, said Register's Office.

21. A portion of the over all Property is within the 100-year flood plain as shown on the overall boundary layout of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

22. Declaration of Restrictive Covenants, of record as Instrument No. 20081203-0117452 and Instrument No. 20090331-0028791, Register's Office for Davidson County, Tennessee.

23. Subject to rights of others in and to common areas/elements.

24. Subject to lien for special assessment contained in the Declarations of Covenants, Conditions and Restrictions.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1205 Scarcroft Lane, Nashville, TN 37221.

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. Whenever 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 29th day of April, 2013.

Chad Michael Crouch

April 29, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Chad Michael Crouch, married, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066