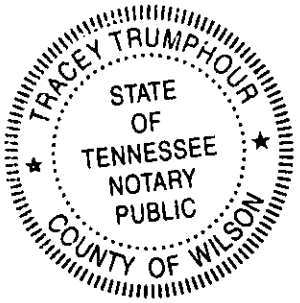
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Courtney L Crocker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Courtney L. Crocker	First Community Mortgage, Inc.	063160B05900CO
(NAME)	(NAME)	
748 Jaywood Drive	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-4246	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130037478 DEEDWARR
Recvd: 05/06/13 11:07 2 pgs
Fees:13.00 Taxes:518.00
20130506-0045380

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, **Herbert J. Richards and Donna L. Richards, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Courtney L. Crocker, an unmarried woman**, 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, State of Tennessee, described as follows, to-wit: Being Lot No. 93 on The Plan of Hampton Park, (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction in Book 7462, page 445 and by Amendment to change name Book 8181, page 112 and further amended in Book 8110, Page 401, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick J. Moran and wife, Johnnie L. Moran by Deed from Beth R. Wald, unmarried, dated 4/15/2002. The said Patrick J. Moran died on October 29, 2006 leaving his wife, Johnnie L. Moran the sole surviving tenant by the entirety. The said Johnnie L. Moran died testate on February 8, 2007 devising subject property to the trustees of The Moran Family Trust as evidenced in File 07P-565 in the Office of the Clerk for the Probate Court for Davidson County, TN. Further, being the same property conveyed to Herbert J. Richards and Donna L. Richards, husband and wife by Deed from Cynthia A. Tipton, Successor Trustee of The Moran Family Trust dated March 28, 2000 and Beth E. Moore, Successor Trustee of The Moran Family Trust dated March 28, 2000, dated 08/10/2007 and filed for record on 08/20/2007 in Instrument 200708200099367, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 550, Book 6900, Page 551, Book 6900, Page 552, Book 7462, Page 445, Book 8110, Page 401, Book 8181, Page 112, said Register's Office.
Declaration of Covenants, Conditions and Restrictions Chitwood Downs of record in Book 7351, Page 852, said Register's Office. Said restrictions were amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.
Easement of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, said Register's Office.
Agreement for Dedication of Easement for Public Utilities Easement of record in Book 8657, Page 179, said

Register's Office.
Ingress and Egress Easement Agreement of record in Book 8739, Page 991, said Register's Office.
Easement of record in Book 8951, Page 797, said Register's Office.
Charter of Chitwood Downs Homeowners Association of record in Book 7431, Page 204, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 8207, Page 276, said Register's Office.

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 748 Jaywood Drive, Old Hickory, TN 37138-4246
(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 2ND day of May, 2013.

Herbert J. Richards

Donna L. Richards

State of Tennessee
County of Wilson

Personally appeared before me Herbert J. Richards and Donna L. Richards, 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 2nd day of May, 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