WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/13 16:08 3 pgs
Fees:18.00 Taxes:492.10
20131017-0108843



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $133,000.00.

David G Morgan
Affiant

Subscribed and sworn to before me this 15th day of Oct., 2013.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David G. Morgan	Gardner Financial Services, LTD	04106000900
4016 Brick Church Pike	3503 Paesanos Parkway	
Nashville, TN 37207	San Antonio, TX 78231	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kevin Crutcher and Sonya Crutcher, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David G. Morgan, a single person**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Skyline Subdivision, Section 1, of record in Book 2854, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 100 feet on the west side of Brick Church Pike, and runs back 436 feet on the north line and 436.74 feet on the south line , to a dead line in the rear on which it measures 125.4 feet thereon.

Being the same property conveyed to Kevin Crutcher and Sonya Crutcher, husband and wife, from David A. Summers and wife, Mindi K. Summers, by deed on May 16, 2012, of record in Instrument Number 20120525-0045712, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to David A. Summers and wife, Mindi K. Summers by Warranty Deed from D. E. Rawls a/k/a David E. Rawls and wife, Etta Leota Rawls dated September 26, 2003 of record in Instrument Number 20031006-0147703, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record i Book 2854, page 117, Register's Office Davidson County, Tennessee.
- Name Affidavit for Mindi Kam Summers of record in Instrument Number 20120222-0015500, Register's Office Davidson County, Tennessee.

This is improved property known as: **4016 Brick Church Pike, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 15, 2013.

Kevin Crutcher by Leneiva Head as attorney-in-fact

Kevin Crutcher by Leneiva Head as Attorney in Fact

Sonya Crutcher by Leneiva Head as attorney in fact

Sonya Crutcher by Leneiva Head as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Leneiva Head, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Kevin Crutcher, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kevin Crutcher, the bargainor(s), by the said Leneiva Head, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 15th day of October, 2013.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Leneiva Head, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Sonya Crutcher, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sonya Crutcher, the bargainor(s), by the said Leneiva Head, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 15th day of October, 2013.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE