NEW OWNER:

JUSTIN K. CROTZER
6509 ARVINGTON WAY
ANTIOCH, TN 37013

SEND TAX BILLS TO:

POLI MORTGAGE GROUP
685 CANTON STREET, SUITE 200
NORWOOD, MA 02062

Map and Parcel 151090A11200CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-1047

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130101295 DEEDWARR
Recvd: 12/03/13 10:11 3 pgs
Fees:18.00 Taxes:579.05

20131203-0122852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Six Thousand Five Hundred and 00/100 Dollars ($156,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KEITH ALLAN LOISEAU, EXECUTOR OF THE ESTATE OF CLARA NELL LOISEAU** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN K. CROTZER, unmarried**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 112, on the Plan of Phase 1, Section 1, Long Hunter Chase, as shown on the plat of the same of record in Plat Book 7900, Pages 829, 830 and 831, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CLARA NELL LOISEAU by Warranty Deed from Barry Construction Co., a Tennessee corporation, dated September 18, 1995, and of record in Book 9801, Page 914, Register's Office for DAVIDSON County, Tennessee. Clara Nell Loiseau is now deceased, having died testate on November 30, 2012. For further reference to title, see the Last Will and Testament of Clara Nell Loiseau, of record in Docket No. 13P-406, in the Circuit Court for Davidson County, Tennessee, Probate Division, whereby it states that the real property owned by her at the time of her death shall be made part of her probate estate and her Executor may sell the property as a part of the administration of her estate, without the joinder of any beneficiary.

There is also conveyed herein an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1, Section 1, Long Hunter Chase, A Planned Unit Development, as said areas are set forth and defined in Restrictions of record in

Book 9430, Page 251; Book 9534, Page 938; and Book 9534, Page 942; By-Laws of record in Book 9430, Page 279; and Charter of record in Book 9433, Page 953; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 6509 ARVINGTON WAY, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 829, 830 and 831, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of November, 2013.

ESTATE OF CLARA NELL LOISEAU

EXECUTOR

BY: KEITH ALLAN LOISEAU, EXECUTOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KEITH ALLAN LOISEAU**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **EXECUTOR** of **THE ESTATE OF CLARA NELL LOISEAU**, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the estate.

WITNESS my hand and official seal at office, this 27th day of November, 2013.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 1-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$156,500.00**.

Marie Bradford
AFFIANT

Sworn to and subscribed to before me this 27th day of November, 2013.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY