BILL GARRETT, Davidson County
Trans:T20140022714 DEEDWARR
Recvd: 04/04/14 08:41 3 pgs
Fees:18.00 Taxes:703.00

20140404-0027982

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF APRIL, 2014

Notary Public

MY COMMISSION EXPIRES: 7-22-14

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Friedrich Baggett, unmarried	Churchill Mortgage Corp. (NAME)	01400004606
7229 Bidwell Road (ADDRESS)	7101 Old Hickory Blvd. Ste 400 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Nathan J. Crutchfield, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Friedrich Baggett, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL A:

TWO TRACTS OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONER & E. MEDLIN, SURVEYORS, APRIL 12, 1963, AS FOLLOWS:

TRACT NO. 1: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 3250 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG, 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.35 FEET THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.31 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

TRACT NO. 2: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 3100 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.31 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.26 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

PARCEL B:

BEING TWO TRACTS OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY D. E. BONER & E. MEDLIN, SURVEYORS, APRIL 12, 1963, AS FOLLOWS:

TRACT NO 1: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 2950 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.26 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.22 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

TRACT NO. 2: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF BIDWELL ROAD NORTH 2 DEG. 30' EAST 2800 FEET FROM THE NORTHWEST CORNER OF SAID ROAD AND OLD CLARKSVILLE PIKE; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTH 2 DEG. 30' EAST 150 FEET; THENCE NORTH 87 DEG. 30' WEST 791.22 FEET; THENCE SOUTH 2 DEG. 29' WEST 150 FEET; THENCE SOUTH 87 DEG. 30' EAST 791.17 FEET TO THE BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

WARRANTY DEED
(Continued)

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS 4.0 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4536, PAGE 186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF APPLE & BRADLEY LOT, 7229 BIDWELL RD., OF RECORD AS INSTRUMENT NO 20030108-0003663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.
BEGINNING AT A POINT IN THE WEST MARGIN OF BIDWELL ROAD, SAID POINT BEING GLEEN R. JACKSON'S NORTHEAST CORNER; THENCE WITH JACKSON'S NORTH BOUNDARY NORTH 83 DEGREES 07 MINUTES WEST 15 FEET, MORE OR LESS, TO A POINT WHICH IS 40 FEET WEST OF THE CENTER , OF SAID ROAD; THENCE NORTH 6 DEGREES 53 MINUTES EAST 300 FEET TO THOMAS E. BUTLER'S SOUTH BOUNDARY LINE; THENCE WITH SAID BOUNDARY LINE SOUTH 83 DEGREES 07 MINUTES EAST 15 FEET, MORE OR LESS, TO THE SAID MARGIN OF BIDWELL ROAD; THENCE WITH SAID MARGIN SOUTH 6 DEGREES 35 MINUTES WEST 300 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,500 SQUARE FEET.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE WEST MARGIN OF BIDWELL ROAD, SAID POINT BEING GLEN R. JACKSON'S NORTHEAST CORNER; THENCE WITH JACKSON'S NORTH BOUNDARY NORTH 83 DEGREES 07 MINUTES WEST 15 FEET, MORE OR LESS, TO A POINT WHICH IS 40 FEET WEST OF THE CENTER OF SAID ROAD; THENCE NORTH 6 DEGREES 53 MINUTES EAST 300 FEET TO THOMAS E. BUTLER'S SOUTH BOUNDARY LINE; THENCE WITH SAID BOUNDARY LINE SOUTH 83 DEGREES 07 MINUTES EAST 15 FEET, MORE OR LESS, TO THE SAID MARGIN OF BIDWELL ROAD; THENCE WITH SAID MARGIN SOUTH 6 DEGREES 35 MINUTES WEST 300 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,500 SQUARE FEET. THIS BEING THE SAME PROPERTY VESTED IN THE STATE OF TENNESSEE BY A JUDGMENT OF THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE OF STATE OF TENNESSEE, ET. AL. VS. WILLIAM JOSEPH NELMS, ET. AL. DOCKET B-6999, OF RECORD IN BOOK 4579, PAGE 442, R. O. D. C.

BEING PART OF THE SAME PROPERTY CONVEYED TO NATHAN J. CRUTCHFIELD BY WARRANTY DEED FROM BRENDA APPLE AND THERESA A. BRADFORD, OF RECORD AS INSTRUMENT 20081027-0107071, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NATHAN J. CRUTCHFIELD DIED UNMARRIED AND INTESTATE, AND THIS PROPERTY WAS VESTED IN THE ESTATE OF NATHAN J. CRUTCHFIELD, JR. BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE CASE OF NATHAN J. CRUTCHFIELD, JR., DECEASED, DOCKET 13P-1142, ENTERED MARCH 28, 2014, WHICH ORDER AUTHORIZED AND DIRECTED THIS CONVEYANCE TO BE MADE BY NANCY J. BROWN, ADMINISTRATRIX. NATHAN J. CRUTCHFIELD, AS IDENTIFIED ON THE PRIOR DEED, AND NATHAN J. CRUTCHFIELD, JR. AS IDENTIFIED IN THE ORDER OF THE SEVENTH CIRCUIT COURT, ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7229 Bidwell Road, Joelton, TN 37080
(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 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

WARRANTY DEED
(Continued)

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 1st day of April, 2014.

Estate of Nathan J. Crutchfield, Jr.

By: Nancy J. Brown Administratrix
Nancy J. Brown, Administratrix

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 Nancy J. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administratrix of Estate of Nathan J. Crutchfield, Jr., and in her capacity as such Administratrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 1st day of April, 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

RETURN TO:
Escrow Services of Tennessee, LLC
12 Cadillac Dr., Suite 450
Brentwood, TN 37027