WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/14 15:32 3 pgs
Fees:18.00 Taxes:943.50
20140505-0038212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-11-15

WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
LAURA D. PERRY

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6259 CRONE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Crone and Katelyn Crone	Franklin Synergy Bank	181-10-0A-016.00 CO
117 Autumn Oaks Court	3301 Aspen Grove, Ste 200	
Brentwood, TN 37027	Franklin TN 37067	

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 HEREBY ACKNOWLEDGE, WE,

EDWARD P. MURRAY AND WIFE, KARA L. MURRAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN CRONE AND KATELYN CRONE, 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 16, SECTION 1, AUTUMN OAKS, as shown on plat of record in Plat Book 9700, Pages 913 and 914, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Edward P. Murray and wife, Kara L. Murray by Special Warranty Deed from Prudential Relocation, Inc., recorded on the 31st day of May, 2006 in Instrument No. 20060531-0063898, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, AUTUMN OAKS, as recorded in Plat Book 9700, Page(s) 913 and 914 and Boundary Plat recorded in Plat Book 6900, Page 786, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010912-0099443, amended at Instrument Nos. 20030513-0064238 and 20101206-0096935 and Resolution recorded at Instrument No. 20100414-0028160 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

f. Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20101207-0097287.

This is improved property known as 117 Autumn Oaks Court, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on the 1st day of May, 2014.

Edward P. Murray

Kara L. Murray

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, EDWARD P. MURRAY AND KARA L. MURRAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of May, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Pamela Jo Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER