Davidson County	DEEDWARR
Recvd: 05/09/14 08:30	3 pgs
Fees:18.00 Taxes:1061.90	
20140509-0039598	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040585**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bill Crutchfield and Leah Crutchfield 433 Ritchie Drive Nashville TN 37220	Pinnacle Bank 150 3rd Avenue South, #900 Nashville, TN 37201	Tax Parcel ID No. 160-04-0-177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Joyce Hester and Clyde W. Lee, as devisees under the will of Christine Gilliam Lee, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bill Crutchfield and Leah Crutchfield, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 70, BRENTVIEW HILLS, SECTION 7, as shown on plat of record in Plat Book 4175, Page 89, 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 A. Clyde Lee and wife, Christine Lee by Warranty Deed from Ruby L. Redding, Devisee under the Last Will and Testament of C. Howard Hicks, recorded on the 22nd day of September, 1997 in Deed Book 10616, Page 600, in the Register's Office of Davidson County, Tennessee.

The said A. Clyde Lee (one and the same person as Adrian Clyde Lee) having since died on or about October 17th, 2013 and Christine Lee (one and the same person as Christine Gilliam Lee) having since died on or about October 19th, 2013, leaving a Will which was filed in the Probate Court for Bradley County, Tennessee, under Docket No. 2013-PR-216. The Will devised the subject property to her daughter, Mary Joyce Hester and son, Clyde W. Lee. See also Personal Representative's Deed of record as Instr. No. 20140505-0038092, said Register's* This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

*Office.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTVIEW HILLS, SECTION 7, as recorded in Plat Book 4175, Page(s) 89.

This is improved property located at 433 Ritchie Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of May, 2014.

Clyde W. Lee

Clyde W. Lee

Mary Joyce Hester

Mary Joyce Hester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clyde W. Lee and Mary Joyce Hester, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

