BILL GARRETT, Davidson County
Trans: T20140035460 DEEDWARR
Recvd: 05/21/14 10:57 2 pgs
Fees: 13.00 Taxes: 203.50

20140521-0043744

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

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 |
|---|---|---|
| Richard L. Kirk | Same as new owner (NAME) | 05104004600 |
| 431 Richland Circle (ADDRESS) | (ADDRESS) | |
| Gallatin, TN 37066 (CITY) (STATE) (ZIP) | (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 Jimmie N. Crouch, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard L. Kirk, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF STRATTON HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 67 FRONTS 111.4 FEET ON THE EASTERLY SIDE OF GIBSON DRIVE, AND EXTENDS BACK 38.7 FEET ON THE NORTHERLY LINE AND 301.6 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IS MEASURES 101.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE CROUCH BY WARRANTY DEED FROM ROBBIN P. PATTERSON LEECH AND WIFE, LINDA LEECH, DATED 01/13/013 AND OF RECORD BY INSTRUMENT NO. 20030115-0006316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO DEBORAH TIMMONS, SUBJECT TO A LIFE ESTATE FROM JIMMIE CROUCH, BY QUITCLAIM DEED FROM JIMMIE CROUCH OF RECORD BY INSTRUMENT NO. 20120214-0012783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JIMMIE N. CROUCH, UNMARRIED, BY QUITCLAIM DEED FROM DEBORAH TIMMONS, OF RECORD BY INSTRUMENT NO. 20140521-0043743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 817 Gibson Drive, Madison, TN 37115
(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 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 15th day of May, 2014.

**WARRANTY DEED**
(Continued)

Jimmie N. Crouch

Jimmie N. Crouch

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie N. Crouch, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072