WARRANTY DEED

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/5/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall Ray Reeder	Same as New Owner	064-12-0-A 832.00CO
(NAME) 832 Old Coach Ct	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hugh A. Crosslin and Joyce L. Crosslin, Husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Randall Ray Reeder, married and Sheliah Kay Weathers, married, as joint tenamts with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 832, on the plan of Fox Run, First Revision - Part of Sec. 2, as shown on plat of record in Plan Book 5200, Page 357, Register's Office for Davidson County, and further established by Master Deed of record in Book 5535, Page 713, as amended in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, reference to which are hereby made for a more complete description.

Being the same property conveyed to Hugh A. Crosslin and Joyce L. Crosslin by Trustees Deed dated 07/13/2011 from Deanna Dorrough, Co-Trustee of record in Instrument 201107190055027, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 5200, Page 357, said Register's Office.
Master Deed of record in Book 5535, Page 713, said Register's Office. Said Master Deed was amended of record in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, said Register's Office.
By-Laws of record in Book 4956, Page 590, said Register's Office. Said By-Laws were amended of record in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument 201206200053936, said Register's Office.
Charter of Homeowners Association of record in Book 5208, Page 188, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20140050894 DEEDWARR
Recvd: 07/16/14 10:01 2 pgs
Fees:13.00 Taxes:407.00
20140716-0062727

File No.: 01288-21295
SMG TN Warranty Deed

This is improved ☑ property, known as 832 Old Coach Court, 832, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 10 day of July 2014.

Hugh A. Crosslin

Joyce L. Crosslin

State of Tennessee
County of Wilson

Personally appeared before me Hugh A. Crosslin and Joyce L. Crosslin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2014.

Notary Public
My Commission Expires: 1/5/16

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122