BILL GARRETT, Davidson County
Trans:T20140058578 DEEDWARR
Recvd: 08/11/14 10:57 1 pgs
Fees:13.00 Taxes:468.05

20140811-0072097

WARRANTY DEED

CRUTCHER-H14126

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 31st DAY OF July, 2014.

Notary Public

(Affix Seal)

My Commission Expires: 4-2-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christy Crutcher , an unmarried woman	People Home Equity	176.01-0-080.00
4812 Peppertree Drive	150 N. Seven Oaks	
Antioch, TN 37013	Knoxville TN 37922	

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 consideration, the receipt of which is hereby acknowledged, I/we, YETTA LEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHRISTY CRUTCHER , AN UNMARRIED WOMAN, hereinafter called the Grantee(s), 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. 163 on the plan of Peppertree Subdivision, Section 16, of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yetta Lee by deed from Bank of New York as trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-8, recorded at Book 200903240026672, recorded on 03/24/2009, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4812 Peppertree Drive, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of July, 2014:

Yetta Lee

Yetta Lee

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named YETTA LEE, the 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 at Sumner County Tennessee, this 31st day of July, 2014.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
June 22, 2015