STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20140083190 DEEDWARR
Recvd: 11/04/14 12:21 2 pgs
Fees:13.00 Taxes:203.50
20141104-0101786

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

Affiant

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

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 9-11-17
File No. G14-0300D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yutien Terry Wang (NAME)	New Owner (NAME)	43-15-129
204 Larkin Springs Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Tommy O. Crutcher, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yutien Terry Wang,** unmarried, 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:

A standard tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, and being the southerly 100 feet of the property heretofore conveyed by deed from Charlie Marshall to David L. Sharp and wife, Jennie Bell Sharp, of record in Book 2011, page 263, Register's Office for said County and more particularly described as follows:

Beginning at a point on the westerly side of Larkin Springs Road which point is 103 feet south of the northeast corner of the property conveyed to David L. Sharp and wife, Jennie Bell Sharp by deed from Charlie Marshall, Jr. and the same appears of record in Book 2011, page 263, said Register's Office; thence south along the westerly margin of said Larkin Springs Road 100 feet to a point and stone marker, same being the southeast corner of said property heretofore conveyed to the said David L. Sharp and wife; thence westerly 226 feet more or less to a point thence in point thence in a northerly direction 100 feet, more or less, to a point; thence east 226 feet, more or less to the point; thence east 226 feet, more or less to the point or place of beginning.

BEING the same property conveyed to Tommy O. Crutcher, a married man from Emma Mae Crutcher, unmarried, by Quit Claim Deed dated January 3, 2011, as Instrument No. 20110700052156, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Right of Way and construction easement as recorded in Book 11378, page 654, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 204 Larkin Springs Road, Madison, TN 37115.

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. Whenever 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 October, 2014.

Tommy O. Crutcher

October 31, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Tommy O. Crutcher, a married man, the bargainor(s), 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066