BILL GARRETT, Davidson County
Trans: T20150014895 DEEDWARR
Recvd: 03/02/15 10:19 2 pgs
Fees: 13.00 Taxes: 521.70
20150302-0017607

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $141,000.00 (One Hundred Forty One Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of February, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires OCT 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hunter N. Crouch 3271 Harpeth Springs Drive Nashville, TN 37221	SAME AS NEW OWNER	141060D07400

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER K. HINKLE, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HUNTER N. CROUCH, UNMARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit No. 74 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No: 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher K. Hinkle, unmarried, by deed from Beazer Home Corporation, d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040304-0024669, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3271 HARPETH SPRINGS DRIVE** **NASHVILLE,TN37221**

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 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 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, this 27th day of February, 2015

Christopher K. Hinkle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher K. Hinkle** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of February, 2015.

Notary Public

Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

LTSR Number:

GTE File: 201502