BILL GARRETT, Davidson County
Trans:T20150018622 DEEDWARR
Recvd: 03/16/15 08:38 2 pgs
Fees:13.00 Taxes:943.50
20150316-0022009

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Paul Epperson
153 Tulip Grove Point
Hermitage, TN 37076

SEND TAX BILL TO:
Wilson Bank & Trust
1436 West Main St.
Lebanon, TN 37087

MAP/PARCEL 086-12-0A-038.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Betty J. Crawford and husband, Toy P. Crawford, Jr.,** has this day bargained and sold, and does hereby transfer and convey unto **Paul Epperson and Sandra L. Epperson, joint tenants with right of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat Section Two of Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110801-0058953, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty J. Crawford and husband, Toy P. Crawford, Jr. by Warranty deed from Wright Farms, L.L.C., a Tennessee limited liability company of record in Instrument No. 20130731-0079915 Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 31, 2013.

This is improved property known as: **153 Tulip Grove Point, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20110801-0058953, and restrictions in Instrument No. 20060627-0076734, as amended and restated in Instrument

No. 20110831-0067559 and further amended in Instrument No. 20140213-0012929, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9 th day of March, 2015.

Betty J. Crawford

Toy P. Crawford, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Betty J. Crawford and Toy P. Crawford, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9 th day of March, 2015.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/03/2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me this the 9 th day of March, 2015.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/03/2017

File No: 158087