BILL GARRETT, Davidson County
Trans:T20150029454 DEEDWARR
Recvd: 04/20/15 10:21 2 pgs
Fees:13.00 Taxes:469.90
20150420-0034798

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

ADDRESS NEW OWNER:
Dillon R. Fletcher
168 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

MAP/PARCEL 074-12-0-001.00

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, **Erick W. Crawford and wife, Caren Leigh Crawford,** has this day bargained and sold, and does hereby transfer and convey unto **Dillon R. Fletcher, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 837 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page 62, 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 Erick W. Crawford and wife, Caren Leigh Crawford by Warranty deed from Christopher R. Humpherys and wife Susan Ann Humphreys of record in Book 9636, page 931, Register's Office for Davidson County, Tennessee, dated March 31, 1995 and recorded on April 04, 1995.

This is improved property known as: **168 Jacksonian Drive, 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 Book 3300, page 62, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

01288-24932

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 14th day of April, 2015.

Erick W. Crawford

Caren Leigh Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Erick W. Crawford and Caren Leigh Crawford,** 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 14th day of April, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

File No: 158186

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122