WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Elmer Crousser	F&M Bank	Parcel ID:
2416 Vale Lane	50 Franklin Street	07312008300
Nashville, TN 37214	Clarksville, TN 37040	

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, we

Joseph R. Loller and wife, Sherry G. Loller

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Elmer Crousser and wife, Anne Crousser
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:

BEING Lot No. 131 on the Plan of Revision of Section 1 in Sunset View, as of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 105 feet on the northerly side of Vale Lane and runs back 260.3 feet on the westerly line and 265.8 feet on the easterly line to a dead line, measuring 105 feet thereon.

Being the same property conveyed to Joseph R. Loller and wife, Sherry G. Loller by deed from Kevin A. Marcy and wife, Pamela J. Marcy, of record in Instrument 20150227-0017074, said Register's Office, dated February 26, 2015, for a consideration amount of $150,000.00. And being the same property conveyed to Kevin A. Marcy and wife, Pamela J. Marcy by deed of record in Instrument 20070501-0051629, said Register's Office, dated April 27, 2007.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2416 Vale Lane, Nashville, TN 37214

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. 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 our hands this 28th day of April, 2015.

Joseph R. Loller

Sherry G. Loller

BILL GARRETT, Davidson County
Trans: T20150032359 DEEDWARR
Recvd: 04/29/15 10:43 2 pgs
Fees: 13.00 Taxes: 610.50
20150429-0038227

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 Joseph R. Loller and Sherry G. Loller, 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 at Nashville, Tennessee, this 28th day of April, 2015.

My Commission Expires: 7-2-18

Notary Public

