WARRANTY DEED

2015-235

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of June, 2015.

(Affix Seal) Notary Public

My Commission Expires: 6-28-2015

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stacey M. Jones Crutcher and Kristopher C. Crutcher 729 Sweetwater Drive Old Hickory, TN 37138	Plaza Home Mortgage, Inc 4655 Salibury Road Suite 250 Jacksonville FL 32256	064.15-0A-011.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brennan J. Merritt and wife, Mariana Gruita Merritt**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stacey M. Jones Crutcher and Kristopher C. Crutcher, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 729 Sweetwater Drive, Town of Old Hickory, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 11 on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 7900, page 697, as corrected in Book 9432, page 449, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brennan J. Merritt and wife, Mariana Gruita from Lazar Gruita and wife, Maria Gruita by Warranty Deed dated January 28, 2008 and recorded February 4, 2008 in Instrument 200802040011729, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 729 Sweetwater Drive, Old Hickory, TN 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20150046223 DEEDWARR
Recvd: 06/11/15 10:29 2 pgs
Fees:13.00 Taxes:758.50
20150611-0055299

Witness my/our hand(s) this 8th day of June, 2015

Brennan J. Merritt

Mariana Gruita Merritt

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Brennan J. Merritt and Mariana Gruita Merritt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they

Witness my hand and official seal at Williamson, Tennessee, this 8th day of June, 2015.

Notary Public
My Commission Expires: 6-28-2015

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY