BILL GARRETT, Davidson County
Trans:T20150048298 DEEDWARR
Recvd: 06/17/15 14:13 2 pgs
Fees:13.00 Taxes:1202.50
20150617-0057814

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Laila M. Crutcher and Landon Crutcher | | 128 16 0A 069.00 |
| (NAME) | (NAME) New Owner | |
| 7112 Still Spring Hollow Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael W. Wells and Anna L. Wells (Anna L. Wells is formerly known as Anna L. Boyd), husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laila M. Crutcher and Landon Crutcher, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Section 3, Phase 1, Still Spring Hollow Subdivision, as of record in Plat Book 9700, Page 484, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Wells and wife, Anna L. Boyd by Warranty Deed from Stephanie Burriss Martinez (formerly known as Stephanie Burriss) and husband, Michael Martinez dated October 27, 2011 and recorded November 07, 2011 as Instrument No. 20111107-0087065, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7112 Still Spring Hollow Drive, Nashville, TN 37221

File Number: FRN-152234

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, has 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 8th day of June, 2015.

Michael W. Wells

Anna L. Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Wells and Anna L. Wells, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-152234