Return To: 15-0273
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055221 DEEDWARR
Recvd: 07/08/15 14:40 2 pgs
Fees:13.00 Taxes:710.40
20150708-0066359

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:
Main Street Title, Inc., 40 Burton Hills Dr, #200, Nashville, TN 37215

MY COMMISSION EXPIRES:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Crowne	**Joshua Crowne**	
(NAME) **109 Hearthside Way**	(NAME) **109 Hearthside Way**	174-11-0A-489.00
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Beverly J. Combs, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Crowne, Single
G.

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 located in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 40, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1 1st Amendment Cane Ridge Farms, Phase Three, Section One, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
Being the same property conveyed to Beverly J. Combs, unmarried by deed from Greenvale Construction, LLC, A Tennessee Limited Liability Company dated 4/7/09 and recorded in Instrument No. 20090129-0038761 in the Davidson County TN Register's Office.

unimproved ☐
This is improved ☒ property, known as **109 Hearthside Way, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this **19th day of June, 2015**

Beverly J. Combs

Beverly J. Combs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Beverly J. Combs** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand at office on **6/19/2015**

Notary Public My commission expires: 5/8/18

