BILL GARRETT, Davidson County
Trans:T20150064629 DEEDWARR
Recvd: 08/05/15 08:30 3 pgs
Fees:18.00 Taxes:899.10
20150805-0077616

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of August, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

17-1507-171901

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Michael T. Meehan, Jr. 504 Holly Hill Court Nashville TN 37221	Legacy Home Loans 4025 Hillsboro Rd. #601 Nashville, TN 37215	142-11-0-051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelly L. Crosby and husband, John H. Crosby**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael T. Meehan, Jr.** hereinafter called the Grantees, their successors 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. 99, on the Plan of Section Two, Valley West, of record in Book 3600, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelly L. Crosby and husband, John H. Crosby by deed from Michael Yeargin and wife, Janna E. Yeargin, dated October 11, 2013, recorded October 25, 2013, of record in Instrument No. 20131025-0111525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 504 Holly Hill Court, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of August, 2015.

Shelly L. Crosby

Shelly L. Crosby

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shelly L. Crosby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 3rd day of August, 2015.

Notary Public
My Commission expires: 6/29/16



WITNESS my hand this 3rd day of August, 2015.

John H. Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John H. Crosby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of August, 2015.



Notary Public
My Commission expires: 12/27/17