Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065398 DEEDWARR
Recvd: 08/06/15 14:32 2 pgs
Fees:13.00 Taxes:932.40
20150806-0078532

State of Tennessee
County of Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Crouch Taylor Crouch	John Crouch	147-06-0-083.00
(NAME)	(NAME)	
204 Overcrest Ct.	204 Overcrest Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cameron Boone and wife and Kristal Boone,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Crouch and Taylor Crouch, Husband and Wife,** 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. 31, on the Plan of Caldwell Hall, Section One, Revised, of record in Book 2900, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cameron Boone and wife, Kristol Boone from Stephanie Campbell, now Black and husband, Jared Black by Warranty Deed dated the 26th day of August, 2004 of record in Instrument No. 20040908-0108424, recorded the 8th day of September, 2004, in the 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.

Sellers first name in prior deed was spelled incorrectly as Kristol Boone. Correct spelling is Kristal Boone.

unimproved ☐

This is improved ☑ property, known as 204 Overcrest Ct., Nashville, TN 37211
(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 hands this _____ day of _____, 2015.

Cameron Boone
Cameron Boone

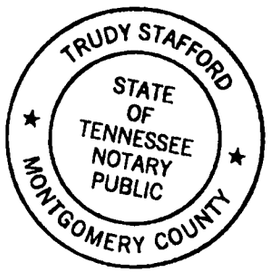
Kristal Boone
Kristal Boone

State of Tennessee
County of Montgomery.

Personally appeared before me Cameron Boone and Kristal Boone, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2015.

Notary Public Trudy Stafford
My Commission Expires: 5/13/19



File No.: 2015057