BILL GARRETT, Davidson County
Trans:T20150091425 DEEDWARR
Recvd: 10/27/15 11:37 2 pgs
Fees:13.00 Taxes:706.70
20151027-0109209

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57863
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cayce Grissom 512 Crosswood Court Nashville, TN 37214	New Owner

TAX MAP PARCEL NUMBERS: 09610003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lane W. S. Cronan and Matthew R. Cronan, a married couple,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Cayce Grissom** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 508 on the plan of Clover Hill Section No. VIII of record in Book 2331, pages 10 and 11, Register's Office for said county, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lane W. S. Cronan and Matthew R. Cronan, a married couple, by Warranty Deed from Christopher M. Ducharme and wife, Amanda A. Ducharme, dated May 31, 2012 and recorded on June 1, 2012, of record in Inst. No. 20120601-0047364, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 10 and 11, said Register's Office, which Plan shows a 30, foot minimum building setback line from Crosswood Court, a 10 foot easement for public utility purposes along the rear line, and a 2.5 by 20 foot utility anchor easement located on the northeasterly front corner of said Lot.

This is improved property, known as 512 Crosswood Court, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of October, 2015.

Lane W. S. Cronan

Matthew R. Cronan

State of Tennessee

County of Davidson

On this 16th day of October, 2015, before me the undersigned authority, personally appeared Lane W. S. Cronan and Matthew R. Cronan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $191,000.00.

Affiant

Sworn and subscribed before me this 16th day of October, 2015.

Notary

My Commission Expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY