MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Cruze, an unmarried man	Fifth Third Mortgage Company (NAME)	04305023100
640 Bixler Avenue (ADDRESS)	5050 Kingsley Dr. (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cincinnati, OH 45263 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Karl J. Nixon and wife, Patsy W. Nixon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawn Cruze, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS NOS. 16, 17 AND 18 OF WOODLAWN ESTATES AS RECORDED IN BOOK 5190, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED TO KARL J. NIXON AND WIFE, PATSY W. NIXON, BY DEED FROM HAROLD D. WOOSLEY AND WIFE, NANCY C. WOOSLEY, OF RECORD IN BOOK 6210, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 640 Bixler Avenue, Madison, TN 37115
(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 13th day of November, 2015.

BILL GARRETT, Davidson County
Trans:T20150098518 DEEDWARR
Recvd: 11/19/15 12:57 2 pgs
Fees:13.00 Taxes:443.63
20151119-0117484

WARRANTY DEED
(Continued)

Karl J. Nixon

Patsy W. Nixon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl J. Nixon and wife, Patsy W. Nixon, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2015.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072