BILL GARRETT, Davidson County
Trans:T20160005262 DEEDWARR
Recvd: 01/20/16 12:22 2 pgs
Fees:13.00 Taxes:665.63
20160120-0005776

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-1012HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2016.

Notary Public
Commission Expires: 3/1/16

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Fred Costner<br>410 Rosehill Court<br>Goodlettsville, TN 37072 | Acopia, LLC<br>306 Northcreek Blvd., Suite 100<br>Goodlettsville, TN 37072 | 025-07-0-031.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Glenn Eugene Crumpton and Gina Crumpton**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Fred Costner and Carolyn Costner, 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. 50 on the map of Ranchwood Estates, Section 3, as of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Glenn Eugene Crumpton and Gina Crumpton, by Warranty Deed from Margaret H. Scoggins, widow, dated 9/25/15 and recorded 10/13/15 in Instrument No. 20151013-0104052; and being the same property previously conveyed to Albert D. Scoggins and wife, Margaret H. Scoggins, by Warranty Deed from Thomas M. Moore and wife, Barbara M. Moore, dated 4/30/69 and recorded 5/1/69 in Book 4329, Page 703, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 410 Rosehill Court, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of January, 2016.

Glenn Eugene Crumpton

Gina Crumpton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenn Eugene Crumpton and Gina Crumpton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of January, 2016.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

