Davidson County	DEEDWARR
Recvd: 02/23/16 14:09	2 pgs
Fees:13.00 Taxes:629.00	
20160223-0017219	

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0967HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

STEVE TOPPINGS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of February, 2016.

Notary Public
Commission Expires: 2-6-17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rex Fletcher 535 Moncrief Avenue Goodlettsville, TN 37072	Bank of Tennessee 105 Indian Lake Blvd Hendersonville, TN 37075	018-15-0-019.00

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,

Nona M. Crittenden, now known as Nona Austin and David A. Austin, wife and husband

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

Rex Fletcher, an unmarried man

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. 1 on the Resubdivision of Lots 43, 44 and 45 of Moncrief Subdivision, not of record, described according to a survey made by Southern Land and Associates dated August 11, 1977, as follows:

BEGINNING on the southerly margin of Moncrief Avenue at the west corner of the Jernigan property of record in Book 4621, Page 131, Register's Office for Davidson County, Tennessee; thence with said Jernigan's property line South 41 degrees 03 minutes East, 324.85 feet; thence South 48 degrees 56 minutes West, 185.58 feet; thence North 56 degrees 28 minutes West, 417.56 feet to the southeasterly margin of Moncrief Avenue; thence with the same around a curve having a radius of 270 feet northeasterly 165.11 feet; thence continuing with said Avenue, North 72 degrees 48 minutes East, 147.62 feet to the beginning.

BEING the same property conveyed to Nona M. Crittenden and David A. Austin by Warranty Deed from Kelly Pickern and husband, Timothy Pickern, dated 11/13/09 and recorded 11/23/09 in Instrument Number 20091123-0107752, 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: 535 Moncrief Avenue, 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 19th day of February, 2016.

Nona Austin

Nona Austin

David A. Austin

David A. Austin

STATE OF Connecticut
COUNTY OF New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nona Austin and David A. Austin** 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 Milford, Connecticut this 19 day of February, 2016.

Notary Public
My Commission Expires: March 31, 2017

KATHLEEN VIDRO NOTARY PUBLIC CONNECTICUT COMMISSION EXPIRES MARCH 31, 2017

(Notary Seal)

KATHLEEN VIDRO
Notary Public, State of Connecticut
My Commission Expires Mar. 31, 2017

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018