Davidson County DEEDWARR
Recvd: 06/22/16 15:26 4 pgs
Fees:23.00 Taxes:1258.00
20160622-0063799

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32956-04-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 16th day of June, 2016. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittany L. Crutchfield and Bill Crutchfield 433 Ritchie Drive Nashville, TN 37220	Farmington Mortgage 2002 Richard Jones Road Suite 300 A Nashville TN 37215	Map and Parcel No.: 118 09 0 251 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth J. Clary, Co-Trustee of the Kenneth J. Clary Revocable Trust under agreement dated February 4, 2010** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Brittany L. Crutchfield and husband Bill Crutchfield** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1133 Clifton Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Pursuant to the terms of the Kenneth J. Clary Revocable Trust under agreement dated February 4, 2010, for which a Certification of Trust is of record in Instrument No. 20160622-0063797, Register's Office for Davidson County, Tennessee, when Kenneth J. Clary is serving as trustee, he may act for and conduct business on behalf of the trust without the joinder of any other co-trustee. Therefore, the execution of this instrument by Grantor alone, without the joinder of Gordena Frances Clary, Co-Trustee of the Kenneth J. Clary Revocable Trust under agreement dated February 4, 2010, shall convey to the Grantees a one hundred percent (100%) undivided interest in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument dated effective as of the 16th day of June, 2016.

Kenneth J. Clary Co-Trustee

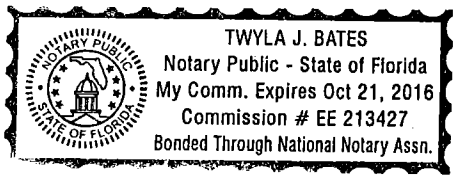
Kenneth J. Clary, as Co-Trustee of the
Kenneth J. Clary Revocable Trust
under agreement dated February 4, 2010

STATE OF FLORIDA

COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth J. Clary, Co-Trustee of the Kenneth J. Clary Revocable Trust under agreement dated February 4, 2010, 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, at office, this 16 day of June, 2016.



Twyla J. Bates

Notary Public
My Commission Expires: 10/21/2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2-B on the Plan of Zone Lot Division of Lots 2, 3, 4, 5 & 7 of Granclift Subdivision, as of record in Plat Book 6250, page 305 amending Plat Book 6200, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth J. Clary and Gordena Frances Clary, Co-Trustees of the Kenneth J. Clary Revocable Trust U/A dated February 4, 2010 by Quitclaim Deed dated January 31, 2011 from Kenneth Clary and Gordena Frances Clary, Trustees of the Clary Family Trust dated June 10, 1998 of record in Instrument No. 20110208-0010924, Register's Office for Davidson County, Tennessee.

Together with rights of ingress and egress set forth in the Joint Driveway Agreement as more fully described in Instrument No. 20020531-0066039, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 118 09 0 251 00.
2. All matters appearing on the Plan of record as Plat Book 6250, page 305 amending Plat Book 6200, page 83, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Instrument No. 20020531-0066039, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

