BILL GARRETT, Davidson County
Trans: T20160065749 DEEDWARR
Recvd: 08/01/16 10:21 2 pgs
Fees: 13.00 Taxes: 961.63

20160801-0078879

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATIO[illegible]
GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Joesph Crippen	Same As Buyer	
(NAME)	(NAME)	
3045 Lakeshore Drive		054-09-0-005.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Andrew W. Agee and Wife, Sandra J. Agee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Justin Joesph Crippen, a single man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain parcel or tract of land in Davidson County, Tennessee, being the westerly 100' of the easterly 200' of the southerly 200' of Lot 6, Section 1 on the Plan of Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott Property, of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew W. Agee and wife, Sandra J. Agee, by Warranty Deed from Arnold E. Agee, dated 10/08/1998, recorded 03/01/1999, of record in Book 11359, Page 661, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 5793, Page 963, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3045 Lakeshore Drive, Old Hickory, TN 37138

File No.: 01288-32063
SMG TN Warranty Deed

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 28th day of July, 2016.

Andrew W. Agee

Sandra J. Agee

State of Tennessee
County of Wilson

Personally appeared before me Andrew W. Agee and Sandra J. Agee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

