WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070955 DEEDWARR
Recvd: 08/16/16 09:36 2 pgs
Fees:13.00 Taxes:721.50
20160816-0085192

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 2/24/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean M. Richter	Cartus Home Loans	108-04-0-A-098.00
(NAME)	(NAME)	
1135 Fitzpatrick Road	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeffrey D Crowder and Kristy Harper, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean M. Richter,** 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 46, VILLAGES OF LARCHWOOD, PHASE II, SECTION III, as shown on plat of record in Plat Book 9700, Page 861, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffery D. Crowder a single man by Warranty Deed from Melissa Keeble and Allison H. Keeble, III, wife and husband, recorded on the 22nd day of June, 2009 in Instrument No. 20090622-0057734, in the Register's Office of Davidson County, Tennessee. The said Jeffery D. Crowder also known as Jeffrey D. Crowder has since married. His spouse, Kristy Harper joins in this conveyance as to her marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1135 Fitzpatrick Road, Nashville, TN 37214
(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 hands this 15th day of August, 2016.

Jeffrey D Crowder

Kristy Harper

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey D Crowder and Kristy Harper, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2016.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11316