Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $84,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2016. Notary Public My commission expires: 3/9/2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160101585 DEEDWARR
Recvd: 11/17/16 09:02 2 pgs
Fees:13.00 Taxes:310.80
20161117-0121126

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark E. Crowell	**New Owner**	**173-01-0-206.00**
1202 Westridge Court		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Robert Rizzo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark E. Crowell, married

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. 6A on the Plan of Dreamland Estates Southeast, Section 3, as of record in Book 5200, page 649 and amended in Book 6250, page 488, and corrected by Surveyor's Certificate of Correction of record in Book 8418, page 637, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. [Legal description was incomplete in prior deed].

Being the same property to Joan Elaine Mott and Lee Ann Mott, by Warranty Deed from Timothy E. Roberts and Amber D. Roberts, husband and wife, dated May 29, 2001, of record in Instrument No. 20010607-0060345, Register's Office for Davidson County, Tennessee. Further being conveyed to Joan Elaine Mott and Robert Rizzo, as joint tenants with rights of survivorship, by Quitclaim Deed from Joan Elaine Mott and Lee Ann Mott, dated February 4, 2005, of record in Instrument No. 20050210-0015623, Register's Office for Davison County, Tennessee. Joan Elaine Mott having since died on June 16, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 649 and amended in Book 6250, Page 488 and corrected in Book 8418, Page 637, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6376, Page 121, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1202 Westridge Court, Antioch, TN 37013.

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 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 hand(s) this 14th day of November, 2016.

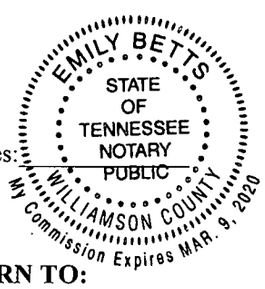
Robert Rizzo
By: Jack McCann, Attorney-in-Fact

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jack McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Robert Rizzo, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Robert Rizzo, and is authorized by Robert Rizzo, to execute this instrument on his/her behalf.

Witness my hand, at office, this 14th day of November, 2016.



Notary Public

My Commission Expires:

File #: **160499JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027