Davidson County DEEDWARR
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Fees:23.00 Taxes:444.00
20161130-0125595

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue, Ste. 205 Nashville, Tennessee 37215 FTEC File No. 33364-11-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, 29th day of November, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Billy I. Crutchfield, Jr. Brittany Leah Crutchfield 433 Ritchie Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 160 04 0 133 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, Anna Anderson, as to a 5% interest, Brenda Taylor, as to a 25% interest, Dave Johnson, as Trustee for Conner Johnson, as to a 25% interest, and C. Anthony Edwards, Trustee, as to a 45% interest, as devisees under the Last Will and Testatment of Dartha Eason, deceased, filed for Probate in Docket No. 16P798, Probate Court for Davidson County, Tennessee ("Grantors"), their successors, heirs and assigns, have this day bargained and sold, and do hereby transfer and convey to Billy I. Crutchfield, Jr. and wife Brittany Leah Crutchfield ("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 unimproved property located at 536 Brentview Hills Drive, Nashville, TN, 37220.

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 Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under them, but no further or otherwise.

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, Grantors have executed this instrument on this 29th day of November, 2016.

Anna Anderson

Anna Anderson

Brenda Taylor

Brenda Taylor

Dave Johnson, trustee

Dave Johnson, as Trustee for
Conner Johnson

C. Anthony Edwards, Trustee

C. Anthony Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Anna Anderson, Brenda Taylor, Dave Johnson, as Trustee for Conner Johnson, and C. Anthony Edwards, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 29th day of November, 2016.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 22, Section 5 on the Plan of Brentview Hills, as of record in Book 3842, page 260, 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 Charles S. Eason and wife, Dartha C. Eason, by deed dated March 17, 1972 from Dunn & Dunn Construction Company of record in Book 4612, page 157, Register's Office for Davidson County, Tennessee. Charles S. Eason died on September 6, 1982 leaving Dartha C. Eason as surviving tenant by the entirety. Dartha C. Eason died on March 24, 2016 leaving a Last Will and Testament filed for Probate in Docket No. 16P798, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Anna Anderson, as to a 5% interest, Brenda Taylor, as to a 25% interest, David Johnson, as Trustee for Conner Johnson, as to a 25% interest and C. Anthonty Edwards, Trustee as to a 45% interest.

This conveyance is made subject to:

1. State and County taxes for the year 2017 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 160 04 0 133 00.
2. Restrictive covenants contained in an instrument of record in Book 4404, page 813, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3842, page 260, 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:

