WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105785 DEEDWARR
Recvd: 12/01/16 13:49 2 pgs
Fees:13.00 Taxes:1295.00
20161201-0126192

P-RM-16-402-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie G. Groover and William R. Groover	New Owner	
(NAME)	(NAME)	**64-1-7.00**
402 Brandywine Drive	"	
(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 consideration, the receipt of which is hereby acknowledged, **SCOTT ERNEST CRITES, UNMARRIED, AND CAROL YATES CRITES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE G. GROOVER AND WILLIAM R. GROOVER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9, Brandywine Farms, Section 1, of record in Plat Book 3600, Pages 79 and 80, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Ernest Crites and wife, Carol Yates Crites, by Warranty Deed from Patrick L. Rains, unmarried, and Ronald G. Rains and wife, Jane G. Rains, recorded February 4, 2015 in Instrument No. 20150204-0010585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3600, Pages 79 and 80;
- Covenants, Conditions and Restrictions of record in Book 3816, Page 544, amended in Book 3822, Page 851, Book 3843, Page 951, Book 3886, Page 720, Book 3936, Page 811, Book 4102, Page 870, Book 4242, Page 698, Book 4498, Page 896, Book 4626, Page 81, Book 4636, Page 979, Book 4637, Page 381, Book 6371, Page 372, Book 6691, Page 977, Book 9138, Page 45 and Instrument No. 20040805-0094257;
- Sewer Line and Pump Easement of record in Instrument No. 20100825-0067356;
- Water Main Easement of record in Book 3963, Page 235, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **402 Brandywine Drive, Old Hickory, Tennessee 37138**.

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), their heirs and 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), 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.

The signature of Scott Ernest Crites is signed by his duly appointed Attorney-in-fact Carol Yates Crites, pursuant to the Power of Attorney recorded in Instrument No. 20161201-0126191 Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this the 29 DAY OF NOVEMBER, 2016.

Scott Ernest Crites by Carol Yates Crites, Attorney in fact

Scott Ernest Crites by Carol Yates Crites, Attorney-In-Fact

Carol Yates Crites

Carol Yates Crites

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL YATES CRITES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT ERNEST CRITES, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT ERNEST CRITES.

Wittness my hand and official seal, this the 29th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL YATES CRITES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212