WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/17 11:13 3 pgs
Fees:18.00 Taxes:407.00
20170320-0026816

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 17 day of March, 2017.

Notary Public
My Commission expires: 7/8/17 (Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stan Beech	SAME	134-13-0-007.00
4312 Maximillion Circle		
Murfreesboro, TN 37128		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy E. Crouch and Michael L. Crouch, devisees of the Last Will and Testament of Bobby L. Crouch,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stan Beech**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 65 on the plan of Kenilworth Estates, Section 2, of record in Book 2900, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 65 fronts 75 feet on the southerly side of Paragon Mills Road and extends back 150.6 feet on the westerly line and 150.3 feet on the easterly line to a deal line measuring 70 feet thereon.

Being the same property conveyed to Bobby L. Crouch and wife, Nancy Ann Crouch, by deed from Martin Zeitlin, Trustee, on May 29, 2061, of record in Book 3226, page 489, Register's Office for Davidson County, Tennessee. Nancy Ann Crouch having died, leaving property to Bobby L. Couch by right of survivorship. Bobby L. Crouch died testate on September 9, 2016, a resident of Davidson County, Tennessee, and his Last Will and Testament, naming Timothy E. Crouch and Michael L. Crouch, as devisees and his sole beneficiaries, was admitted to probate on October 7, 2016 at Cause No. 16P1718, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 126, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3159, page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as: **279 Paragon Mills Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 17, 2017.

Timothy E. Crouch

Michael L. Crouch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy E. Crouch,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael L. Crouch,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
LAURY COUNTY, TENN.