

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $247,000.00.

Stephanie Domo
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of April, 2017.

Megan Paulus
NOTARY PUBLIC

My commission expires: 8/20/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lawrence Crutcher	New Owner	07504001200
(NAME)	(NAME)	
501 Columbus Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $247,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Todd Griffin and wife, Tamara Griffin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lawrence Crutcher, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, Page 146, Register's Office for Davidson County, described as follows: and amended in Instrument 20141029-0099690

Beginning at the east margin of Columbus Drive at the corner of Lot Nos. 158 and 159; thence north with the said drive, 85.06 feet to a monument; thence around a curve in a southeasterly direction, 39.27 feet to a monument in the southerly margin of Trenton Drive; thence east along with Trenton Drive, 135 feet to a monument, a corner of lot Nos. 123 and 158; thence with the line between said lots and Lot No. 124, 110.06 feet to a monument; thence westerly with the line between Lot Nos. 158 and 159, 160 feet to the beginning.

Being the same property conveyed to Tamara M. Simpson, unmarried by deed from Brenda Sue Nash and Leona B. Nash, both unmarried, dated November 26, 1997, of record in Book 10699, Page 711, said Register's Office.

Being the same property further conveyed to Todd Griffin and wife, Tamara Griffin by Quit Claim Deed from Tamara Griffin f/k/a Tamara M. Simpson, joined by her spouse, Todd Griffin, dated 12/10/2003, of record in Instrument No. 20040108-0003308, said Register's Office.

This property is __unimproved _X_improved property known as: 501 Columbus Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

BILL GARRETT, Davidson County
Trans: T20170029453 DEEDWARR
Recvd: 04/07/17 10:18 2 pgs
Fees: 13.00 Taxes: 913.90
20170407-0034162

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of April, 2017.

Todd Griffin

Tamara Griffin

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 3rd day of April, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122