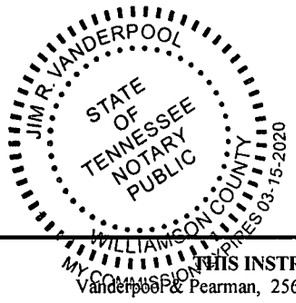
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/20

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8837 DIXON JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Adrian Dixon and Myrlande Dixon	NEW OWNER	173090B11100CO
6335 SUNNYWOOD DRIVE		
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,

DANIEL JACOB CREWS, UNMARRIED AND TIFFANY RENEE CREWS, UNMARRIED

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

ADRIAN DIXON AND MYRLANDE DIXON, HUSBAND AND WIFE

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. 264, on the plan of Phase 3, Section 1, Barnes Cove, as shown on plat of record in Instrument No. 200601130005373, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Jacob Crews and Tiffany Renee Crews, husband and wife by Warranty Deed from Matthew T. Feauto and wife, Breeanna Feauto, recorded on the 4th day of September, 2014 in Instrument No. 20140904-0081088, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES COVE, PHASE 3, SECTION 1, as recorded in Instrument No. 20060113-0005373, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20021217-0155806, 20040429-0048624 and 20110720-0055565 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Barnes Cove Homeowners' Association recorded at Instrument No. 20021217-0155805.

f. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20020201-0014182 and 20040413-0041473.

g. Conveyance of open space to Barnes Cove Homeowner's Association, Inc. by Quit Claim Deed recorded at Instrument No. 20130610-0058651.

h. Easement for Right of Way, recorded in Book 5215, Page 482.

i. Easement for Ingress/Egress, recorded in Book 5385, Page 986.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.

BILL GARRETT, Davidson County
Trans:T20170033054 DEEDWARR
Recvd: 04/19/17 14:40 2 pgs
Fees:13.00 Taxes:1276.50
20170419-0038467

This is improved property known as 6335 SUNNYWOOD DRIVE, 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 in 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 our hand on the 14th day of April, 2017.

Daniel Jacob Crews

Tiffany Renee Crews

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DANIEL JACOB CREWS AND TIFFANY RENEE CREWS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2017.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

File #: 17-8837 DIXON JV CB

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067