Davidson County DEEDWARR
Recvd: 04/28/17 14:42 3 pgs
Fees:18.00 Taxes:1147.00
20170428-0042063

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2017.

Notary Public
My commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-30-2020

06-1704-76687

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vivian Gail Jackson	Vivian Gail Jackson	173-04-0-A-287.00-CO
5505 Oak Chase Drive	5505 Oak Chase Drive	
Antioch TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cassie D. Crutcher, unmarried and Yolanda Y. Crutcher, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vivian Gail Jackson and Willie Lee Jackson, Sr., wife and husband**, hereinafter called the Grantees, their successors 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. 287, on the Plan of First Revision of Phase Three, Oak Highlands, of record in Instrument No. 20020122-0008284, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cassie D. Crutcher and Yolanda Y. Crutcher, husband and wife by deed from S & Y Construction, Inc., a Tennessee Corporation, dated October 13, 2004, recorded October 25, 2004, of record in Instrument No. 20041025-0127812, Register's Office for Davidson County, Tennessee. The said Cassie D. Crutcher and Yolanda Y. Crutcher having since divorded. Final Divorce Decree entered June 10, 2015, by the Circuit Court for Davidson County, Tennessee, Docket No. 14D-2611.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5505 Oak Chase 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28 day of April, 2017.

Cassie D. Crutcher

Yolanda Y. Crutcher

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cassie D. Crutcher and Yolanda Y. Crutcher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28 day of April, 2017.

Notary Public
State of Tennessee at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission expires:

True Copy Certification

I, Jason Nguyen, 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 Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen 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}

