29743-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2017. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Baker Michael Crow	First Community Mortgage	Map 075-12-0-A Parcel 100.00co
404 Scotts Creek Trail	275 Robert Rose Dr.	
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Aaron Dethrage and Lindsey Dethrage, husband and wife

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

Susan Baker, unmarried, as to an undivided 50% interest, and Michael Crow, unmarried, as to an undivided 50% interested, as joint tenants with right of survivorship

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. 1, on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase I, of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Aaron Dethrage and Lindsey Dethrage, as tenants by the entirety, by Deed from Angel Urbina and wife, Ruth E. Castrodad, of record in Instrument No. 20131202-0122333, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20010920-0101748, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Declaration of Covenants, Conditions, Restrictions and Bylaws of Greer Meadows at Cedar Creek, Section Three, Phases I and II, of record in Instrument No. 20020606-0069062, Register's Office for Davidson County, Tennessee. 3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5609, Page 636, Register's Office for Davidson County, Tennessee. 4) Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for Davidson County, Tennessee. 5) Storm Water Detention Agreement of record in Book 6634, Page 229, Register's Office for Davidson County, Tennessee. 6) Grant of Easement of record in Book 7037, Page 853, Register's Office for Davidson County, Tennessee.7) A temporary easement of record in Book 7760, Page 778, Register's Office for Davidson County, Tennessee. 8) A "consent to sewer easement" of record in Book 7760, Page 784, Register's Office for Davidson County, Tennessee. 9) Deed of conveyance for sanitary sewer in Book 11497, Page 595, Register's Office for Davidson County, Tennessee. 10) Declaration of Restrictive Covenants of record in Book 10802, Page 402, Register's Office for Davidson County, Tennessee. 11) Storm Water Detention Agreement of record in Instrument No. 20001205-0119474, Register's Office for Davidson County, Tennessee. 12) Conveyance of open space to Cedar Creek Homeowner's Association, Inc. of record in Instrument No. 20021126-0146632, Instrument No. 20030107-0002660 and Instrument No. 20070307-0028313, Register's Office for Davidson County, Tennessee. 13) Current Taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **404 Scotts Creek Trail, Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans: T20170050647 DEEDWARR
Recvd: 06/14/17 09:24 2 pgs
Fees: 13.00 Taxes: 740.00
20170614-0059508

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 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 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/our hand(s) this **12th** day of **June, 2017.**

Joseph Aaron Dethrage

Lindsey Dethrage

STATE OF North Carolina)
COUNTY OF Wake)

Personally appeared before me, a Notary Public of said County and State, **Joseph Aaron Dethrage and Lindsey Dethrage,** the within named sellers, with whom I am personally acquainted (or proved to me 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 Durham (city), North Carolina (state), this **12th** day of **June, 2017.**

Notary Public

LISA MASSEL-CASTATER NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: March 2, 2020