BILL GARRETT, Davidson County
Trans:T20170063400 DEEDWARR
Recvd: 07/24/17 15:54 2 pgs
Fees:13.00 Taxes:777.00
20170724-0074807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Brandy Gomann
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF July, 2017

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Clint J. F. Milner 1013 Maplewood Place Nashville, TN 37216	Clint J F Milner 2736 Greenside Pl Nashville, TN 37206	061-07-0-195.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JIMMIE N. CROUCH, A SINGLE PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CLINT J F MILNER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 and the westerly 20 feet of Lot No. 16 of Block "A" on the map of Broadmoor, of record in Plat Book 547, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot front together 70 feet on the northerly side of Maplewood Lane and run back between parallel lines, 150 feet to a dead line on which it measures 20 feet.

Being the same property conveyed to JIMMIE N. CROUCH, UNMARRIED, by deed from JAMES E. SWIFT AND WIFE, MARY PATRICIA SWIFT, of record in Instrument No. 20020305-0027416, dated February 27, 2002, said Register's Office.

Further being the same property conveyed to DEBORAH TIMMONS, AS TO AN LIFE ESTATE, by quitclaim deed from JIMMIE N. CROUCH, A SINGLE PERSON, of record in Instrument No. 20120214-0012785, dated February 2, 2012, said Register's Office.

Further being the same property conveyed to JIMMIE N. CROUCH, UNMARRIED by quitclaim deed from DEBORAH TIMMONS, of record in Instrument No. 20140421-0032745, dated April 15, 2014 and Instrument No. 20140521-0043751, dated May 15, 2014, said Register's Office.

This improved property is known as 1013 Maplewood Place, Nashville, TN 37216.

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 and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21 day of July, 2017.

Jimmie N Crouch by Deborah Lynn Crouch-Timmons her Attorney-in fact

Jimmie N. Crouch, by Deborah Lynn Crouch-Timmons, her Attorney-in-Fact

State of Florida)
County of Pinellas

On this 19th day of July, 2017, before me personally appeared Deborah Lynn Crouch-Timmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jimmie N. Crouch, and who acknowledged that she executed the same as the free act and deed of Jimmie N. Crouch.

Witness my hand and official seal at office, this 19th day of July, 2017.

Notary Public

My commission expires: 25th aug 2020

MADDISON KIRBY-WEST
MY COMMISSION # GG024773
EXPIRES August 25, 2020