WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065822 DEEDWARR
Recvd: 08/01/17 10:31 2 pgs
Fees: 13.00 Taxes: 499.50

20170801-0077862

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Notary Public: 3/2018

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barbara F. Brown	FirstBank	Parcel ID:
600 Hickory Glade Court	315 Seaboard Ln. Ste. 205	162010C07300
Antioch, TN 37013	Franklin, TN 37067	

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 acknowledged, we

Brenda G. Crawford, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Barbara F. Brown unmarried
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:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 73 on the plan of Phase 2, Hickory Glade, of record in Book 6900, Page 41, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Brenda G. Crawford, unmarried, by deed from Lisa Anne Manning, unmarried, of record in Book 9124, Page 698, said Register's Office, dated October 18, 1993.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6824, Page 929 amended in Book 6824, Page 952; Book 6898, Page 896; Book 6898, Page 919; Book 6898, Page 920; Book 6957, Page 473; Book 7959, Page 869; Instrument 20031223-0182416 and Book 6878, Page 390 amended in Bo ok 10697, Page 182, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 41, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 600 Hickory Glade Court, 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 and assigns forever; and we do covenant with 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.

9078

Witness my hand this 28th day of July, 2017.

Brenda G. Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda G. Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.