WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076735 DEEDWARR
Recvd: 09/01/17 09:35 2 pgs
Fees:13.00 Taxes:716.69
20170901-0089972

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott F. Johnston	Wells Fargo Bank, N.A.	Map 171 02 0A
(NAME)	(NAME)	
5930 Stone Brook Drive	6 Cadillac Drive, Ste 360	Parcel 035.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hall Wendell Crowder and Kaye E. Crowder, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott F. Johnston and Michelle L. Johnston, 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:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. 35 on the Condominium Site Plan of Phase 2, Brentwood Villa, of record in in Book 6900, page 4, amended in Book 6900, page 185, Register's Office for Davidson County, Tennessee which plan and record thereof are incorporated herein and made part hereof by reference.

Being the same property conveyed to Hall Wendell Crowder and wife, Kaye E. Crowder by Warranty Deed from Evie P. Harris, individually and as Trustee of the Evie P. Harris Living Trust, filed for record on July 26, 2001 in Instrument No. 20010726-0079322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5930 Stone Brook Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 30th day of August, 2017.

Hall Wendell Crowder

Kaye E. Crowder

State of Tennessee
County of Davidson

Personally appeared before me Hall Wendell Crowder and Kaye E. Crowder, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2017.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 37821