WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077626 DEEDWARR
Recvd: 09/05/17 14:42 2 pgs
Fees:13.00 Taxes:1591.00
20170905-0091216

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JERI SHOULDERS NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JULY 07, 2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William Emmett Boehm, III and Allison Garton Boehm, husband and wife	Bank of Tennessee	64-3A-1
(NAME)	(NAME)	
4029 Brandywine Pointe Boulevard	P.O. Box 4980	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172227

For and 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, I/we, Mark L. Crowder and Glenda J. Crowder, husband and wife, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto William Emmett Boehm, III and Allison Garton Boehm, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 66, on the Revised Plat of Brandywine Pointe Subdivision, Phase One, Section 1, which is of record in Plat Book 7900, Pages 170 and 171, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Mark L. Crowder and Glenda J. Crowder, husband and wife, by Warranty Deed, dated February 17, 2012, from Thomas D. Noland, Trustee of the Thomas D. Noland Revocable Trust U/A/D January 9, 2007 and filed of record in Instrument No. 20120221-0014571, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions and By-Laws appearing of record in Book 8120, Page170; Book 8671, Page 484; Book 9010, Page 627; Book 10721, Page 835 and Instrument No. 20151207-0122778, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4029 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of August, 2017

Mark L. Crowder

Glenda J. Crowder

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark L. Crowder and Glenda J. Crowder, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of August, 2017.

Notary Public
My Commission Expires

