WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170078282 DEEDWARR
Recvd: 09/07/17 09:43 2 pgs
Fees: 13.00 Taxes: 166.50

20170907-0091902

M-FSBO-17-00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brady James dba Brady Built Construction	new owner	
(NAME) **8428 Jackman Road**	(NAME)	**015 00 0 292.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL J. CREWS, MARRIED, AND TIFFANY R. CREWS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADY JAMES DBA BRADY BUILT CONSTRUCTION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 of Wayne Winters One - Lot Subdivision of record at Instrument No. 20070806-0093144, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more accurate and complete property description.

Beginning at an iron pin set in the Northerly right of way of Morgan Road, said pin being located at the Northeasterly corner of the property conveyed to Deborah Darlene Brown by deed of record in Book 7545, Page 753, in the Register's Office for Davidson County, Tennessee; thence with Brown's Northerly property line, South 62\'b0 44' 41" West, 218.82 feet to an iron pin; thence North 42\'b0 27' 29" West, 204.59 feet to an iron pin; thence North 02\'b0 03' 30" East 33.81 feet to an iron pin located in the Southerly margin of a 50 foot wide ingress, egress and utility access easement; thence with the Southerly margin of the 50 foot wide ingress, egress and utility access easement the following courses: North 58\'b0 02' 55" East, 120.64 feet to an iron pin; North 66\'b0 24 ' 24" East, 134.65 feet to an iron pin in the Westerly margin of a 46 foot wide ingress, egress and utility access easement; thence with the Westerly margin of the 46 foot wide ingress, egress and utility access easement the following courses: along a curve to the left, (R=308.45 feet) a distance of 69.93 feet; South 45\'b0 31' 43" East, 121.29 feet to an iron pin; along a curve to the right (R=25.0 feet) a distance of 37.31 feet to an iron pin in the Northerly right of way of Morgan Road; thence with the Northerly right of way of Morgan Road, along a curve to the left (R=657.35 feet) a distance of 31.79 feet to the point of beginning, containing 61,995 square feet, 1.42 acres, more or less.

Also conveyed herewith is as Ingress, Egress and Utility Access Easement described more particularly as follows:

Commencing at an iron pin set in the Northerly right of way of Morgan Road, said pin being located at the Northeasterly corner of the property conveyed to Deborah Darlene Brown of record in Book 7545, Page 753, in the Register's Office for Davidson County, Tennessee and being a common corner of Lot 1, Final Subdivision Plat Wayne Winters One - Lot Subdivision of record in Instrument No. 20070806-0093144, in the Register's Office for Davidson County, Tennessee; thence with the boundary of Lot 1 and the Northerly right of way of Morgan Road, along a curve to the right (R=657.35') a distance of 31.79 feet to an iron pin. Said iron pin being the point of beginning of the herein described easement; thence with the boundary of Lot 1, the following courses: along a curve to the left, (R=25.00') a distance of 37.31 feet to an iron pin; North 45\'b0 31' 43" West, 121.29 feet to an iron pin; along a curve to the right (R=308.45') a distance of 69.93 feet to an iron pin; South 66\'b0 24' 24" West, 134.65 feet to an iron pin; South 58\'b0 02' 55" West, 120.64 feet to an iron pin; thence North 31\'b0 57' 05" West 50.00 feet to a point on the property conveyed to E.G. Winters of record in Book 4563, Page 143, in the Register's Office for Davidson County, Tennessee; thence North 58\'b0 02' 55" East, 124.29 feet to a point; thence North 66\'b0 24' 24" East, 186.20 feet to a point on the property conveyed to Tracy Y. Davenport and David L. Davenport of record in Instrument No. 20050606-0064286, in the Register's Office for Davidson County, Tennessee; thence with Davenport's Westerly property line, along a curve to the left (R=262.45') a distance of 104.96 feet to an iron pin; thence

South 45\'b0 31' 43" East, 119.52 feet to an iron pin; thence along a curve to the left (R=25.00') a distance of 37.31 feet to an iron pin in the Northerly right of way of Morgan Road; thence with the Northerly right of way of Morgan Road, along a curve to the left, (R=657.35') a distance of 92.16 feet to the point of beginning, containing 24,976 square feet, 0.57 acres, more or less.

Being the same property conveyed to Daniel J. Crews and Tiffany R. Crews, husband and wife by Warranty Deed from E. Wayne Winters, Trustee of record in Instrument No. 20080116-0004938, Register's Office for Davidson County, Tennessee, dated January 10, 2008 and recorded on January 16, 2008.
The said property never having served as the primary marital residence by the Grantors herein.

This conveyance is subject to:

- All matters shown on the Plan of record as Instrument Number 20070806-0093144, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040930-0117810, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Morgan Road, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF SEPTEMBER, 2017.

Daniel J. Crews by Laura Mitchell, Attorney-in-Fact

Daniel J. Crews by Laura Mitchell, Attorney-in-Fact

Tiffany R. Crews

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 DANIEL J. CREWS, and who acknowledged she executed the same as the free act and deed of the said DANIEL J. CREWS.

Witness my hand and official seal, this the 1st of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of September, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212