WARRANTY DEED

Bill Garrett
Batch# 3996
09/25/2017 09:31:58 AM
Fees: $13.00 Taxes: $1,664.63

Davidson County
DEEDWARR
2 pgs

20170925-0097758

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

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~ $449,900.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2017

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Miller	new owners	172-14-0-A-016.00 CO
(NAME)	(NAME)	
5965 Hitching Post Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **James E. Crump III and wife, Regina B. Crump,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Miller and Jennifer Miller, 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:

LAND in Davidson County, Tennessee, being Lot No. 111 on the Plan of Wexford Downs, Section One, a Planned Unit Development, as of record in Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James E. Crump, III and wife, Regina B. Crump, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, dated July 30, 1998, of record in Book 11049, page 693, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5965 Hitching Post Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, pages 308 and 309; P.U.D. Boundary Plat of record in Book 9700, page 221; Restrictions of record in Book 10292, page 51, Book 10792, page 922 and Instrument No. 20000810-0079498; Easement to Bellsouth Telecommunications of record in Book 10529, page 560 and in Instrument No. 20020807-0095117; Quitclaim Deed conveying common area to Wexford Downs Homeowner's Association, Inc. of record in Book 10937, page 789 and in Book 10937, page 791; Easement to Nashville Gas ~~Compnay~~ Company of record in Book 10359, page 615; Stormwater Detention Agreement of record in Book 10357, page 925; Deed(s) of Conveyance of record in Book 11201, page 766, Book 11444, page 149 and in Book 11444, page 177; Articles of Incorporation/ Charter of record in Book 10500, page 444; all

of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 21st day of September, 2017.

James E. Crump III

Regina B. Crump

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James E. Crump III and Regina B. Crump, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of September, 2017.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

File No.: 26108

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-17-5965