Bill Garrett Davidson County
Batch# 5997 DEEDWARR
09/29/2017 12:32:31 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20170929-0099882

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913328

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: MT76968

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Danielle Baker
Affiant

Subscribed and sworn to before me, this 27th day of September, 2017.

Rachel Odom
Notary Public
My Commission Expires: 5-19-2020

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen M. Wallace and Roxanne E. Wallace 2825 Renee Drive Nashville TN 37214	Waterstone Mortgage Corporation N25 W23255 Paul Road Pewaukee, WI 53072	Tax Parcel ID No. 084-11-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathaniel A. Croy and Dana A. Croy, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen M. Wallace and Roxanne E. Wallace, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Section Two, Sunny Acres, of record in Plat Book 2663, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NATHANIEL A. CROY and wife, DANA A. CROY, by deed from WILLIAM M. HOUSTON and ERIKA L. HOUSTON, husband and wife, of record in Instrument No. 20090722-0068603, dated May 12, 2009, said Register's Office.

Nathaniel A. Croy and Nathaniel Croy being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 084-11-0-094.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2663, page 39, said Register's Office.

This is improved property located at 2825 Renee Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2017.

Nathaniel A. Croy

Dana A. Croy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel A. Croy and Dana A. Croy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018