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

CRT File No. 170813248

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

VAnderson
Affiant

Subscribed and sworn to before me, this 17th day of October, 2017.

JAnderson
Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 16823 **DEEDWARR**
10/23/2017 01:31:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171023-0108386

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chelsea Crowell and Rosanne Cash 5596 Higdon Rd. Joelton TN 37080-9248	New Owner	Tax Parcel ID No. 037-00-0-071.00

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, **Virginia C Team, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea Crowell and Terrence J. Cane, Wife and Husband, and Rosanne Cash, married**, ("Grantees"), its 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 more particularly described as follows:

Beginning at an iron rod at the Southwest corner of Team, a point on the Northerly line of Labour as recorded in Deed Book 8971, Page 417, and also Wilson's Southeasterly corner as recorded in Deed Book 4299, Page 457; thence along Wilson's Easterly line N 27 03 min. W 570.20 feet to an iron rod; thence, along a new division line severing the Team property N 88 00 min. E 480.00 to an iron rod in a hollow; thence, with the same down the center of the hollow with its meanders the following calls: S 03 28 min. W 48.20 feet; S 26 00 min. E 138.00 feet; S 34 45 min. E 163.00 feet; S 21 04 min. E 251.40 to an iron rod in the center or the hollow being N 88 00 min. W 642.50 feet along Team's Southerly boundary from a railroad spike in the center of Little Marrowbone Road; thence, along Team's Southerly boundary with Labour N 88 00 min. W 461.50 feet to the beginning, containing 5.61 acres, more or less, according to a survey by Boyd B. Gibbs, RLS No. 1598, dated June 14, 1994.

The above property is served by a 50 feet Ingress-Egress and Utility Easement through Team property to Cotton Patch Road, the centerline of which is more particularly described as follows:

Beginning at a point in the center of an existing ridge road on the Northerly line of the above described 5.61 acre tract, being N 88 00 min. E 153 feet from the Northwest corner of said tract; thence, along a line passing through the parent tract N 14 00 min. W 146.20 feet to a point; thence, with same N 02 30 min. E 294.00 feet to a point 25 feet East of an iron pipe in a brick pile, the Southwest corner of Team's 8.39 acre tract as recorded in Deed Book 8210, Page 330; thence along a line parallel to and 25 feet East of the Westerly boundary of the aforementioned 8.39 acre tract N 10 13 min. W 700 feet, more or less, to a point on the Southerly margin of Cotton Patch Road.

Being the same property conveyed to Virginia C. Team, unmarried by Warranty Deed from Gayle B. Bernard, a widow, unmarried, recorded on the 2nd day of November, 2007 in Instrument No. 20071102-0129759, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.

Greenbelt Assessment recorded at Instrument No. 20090102-0000355.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for 50 foot Ingress and Egress and Utility, recorded in Instrument No. 20071102-0129759.
Easement for Water Line, recorded in Book 10220, Page 696.

This is improved property located at 5596 Higdon Rd. Joelton TN 37080-9248

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 easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant 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 17th day of October, 2017.

Virginia C Team

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia C Team, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2017.

Notary Public

