Bill Garrett Davidson County
Batch# 32552 **DEEDWARR**
12/04/2017 09:20:53 AM 2 pgs
Fees: $13.00 Taxes: $954.56

20171204-0123159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,990.17

Kimberly Dawn Johnson
Affiant

Subscribed and sworn to before me, this 30TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Shane Midgett, an unmarried man and Kimberly Dawn Johnson, an unmarried woman	Timothy Shane Midgett and Kimberly Dawn Jones	
	(NAME)	
1929 Normerle Street	1929 Normerle Street	007-15-0-018.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Frankie G. Hill, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Shane Midgett, an unmarried man and Kimberly Dawn Johnson, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEING LOT NO. 56 ON THE PLAN OF GRIZZARD MANOR, SECTION THREE, OF RECORD IN PLAT BOOK 4675, PAGE 40, THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BETTY J. CRUMBLE BY WARRANTY DEED FROM GORDON D. STEPHENS, SR. AND WIFE, DOROTHY A. STEPHENS OF RECORD IN BOOK 10606, PAGE 454, DATED SEPTEMBER 09, 1997 AND RECORDED ON SEPTEMBER 12, 1997; FURTHER BEING THE SAME PROPERTY CONVEYED TO DENNIS WRIGHT, TRUSTEE BY QUITCLAIM DEED FROM BETTY J. CRUMBLE, OF RECORD IN INSTRUMENT NO. 20040727-0089494, DATED JULY 21, 2004, AND RECORDED ON JULY 24, 2004, AND WITHIN THE SAME DEED THE SAID DENNIS WRIGHT, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO BETTY J. CRUMBLE AND H. MARIE CRUMBLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP; AND FURTHER BEING THE SAME PROPERTY CONVEYED TO FRANKIE G. HILL, AS REMAINDER PERSON BY QUITCLAIM DEED FROM BETTY J. CRUMBLE AND H. MARIE CRUMBLE, RESERVING A LIFE ESTATE, OF RECORD IN INSTRUMENT NO. 20040727-0089495, DATED JULY 21, 2004 AND RECORDED ON JULY 27, 2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. H. MARIE CRUMBLE HAVING SINCE DIED ON OCTOBER 9, 2012 AND BETTY J. CRUMBLE HAVING SINCE DIED ON MAY 3, 2015 EXTINGUISHING THE LIFE ESTATE AND VESTING PROPERTY TO FRANKIE G. HILL, AS REMAINDER PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1929 Normerle Drive, Goodlettsville, TN 37072
(House Number) (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 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

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 30th day of November, 2017.

Frankie G. Hill

Frankie G. Hill

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frankie G. Hill, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2017.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072