Bill Garrett Davidson County
Batch# 33262 DEEDWARR
12/05/2017 10:47:33 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171205-0123855

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-17-605

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 29th day of November 2017.

Notary Public
My commission expires: 8/20/19

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Darla Crowder	newowners	052-01-0C-041.00
605 Priscilla Court		
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda C. Mayes, Executrix of the Dixie Lee Keith Estate,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Darla D. Crowder and ~~Preston Crowder~~ ** wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: ** Preston L. Crowder

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Neely's Chase, of record in Book 6900, page 953, revised in Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dixie Lee Keith, unmarried, by Warranty Deed from James L. Legler, unmarried, dated May 13, 1996 of record in Book 10050, page 7, Register's Office for Davidson County, Tennessee. Dixie Lee Keith died on March 24, 2017 in Davidson County, Tennessee. The estate of the decedent is being administered in the Probate Court of Davidson County, Tennessee via Docket No. 17P1335 and is still open. Linda C. Mayes is to act as Executor of the Estate, per Last Will and Testament of Dixie Lee Keith.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **605 Priscilla Court, Madison, TN 37115.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 6900, page 953 and revision in Book 7900, page 196; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Neely's Chase of record in Book 7910, page 836 and Supplement of record in Book 8123, page 994, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Charter of Incorporation of Neely's Chase Homeowners' Association, Inc., of record in Book 7910, page 829; (4) Warranty Deed for Common Areas of record in Book 8123, page 997; (5) Deed of Dedication of record in Book 8231, page 375; (6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary and/or storm drainage, of record in Book 5148, page 171; All of record in the Register's Office for Davidson County,

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of November 2017.

Dixie Lee Keith Estate

By: Linda C. Mayes
Linda C. Mayes
Its: Executrix

Linda C. Mayes
Linda C. Mayes, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Linda C. Mayes, Executrix for the Dixie Lee Keith Estate,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Estate** as such **Executrix.**

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of November 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Linda C. Mayes**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2017.

Notary Public

My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017105580