WARRANTY DEED

Bill Garrett
Batch# 36571
12/13/2017 08:57:26 AM
Fees: $13.00 Taxes: $555.00

Davidson County
DEEDWARR
2 pgs

20171213-0126855

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 4.19.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Pius Imafidon and Victoria Imafidon	Pius Imafidon and Victoria Imafidon	053 09 0 087.00
(NAME)	(NAME)	
624 Brentmeadow Cir.	139 East Harbor Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Troy Crowe and wife, Lorien Colleen Crowe**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pius Imafidon and wife, Victoria Imafidon**, 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. 38 B Zone Lot Division of Lot 38, Phase I, on the Plan of Kimbolton, as of record in Book 6900, Page 816, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Troy Crowe and wife, Lorien Colleen Crowe by Warranty Deed from June M. Armstrong, single dated April 2, 2007 and recorded April 9, 2007 as Instrument No. 20070409-0042068, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 624 Brentmeadow Cir., Madison, TN 37115

File Number: FND-178542SSO

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, has 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 7 day of December, 2017

Troy Crowe

Troy Crowe

Lorien Colleen Crowe

Lorien Colleen Crowe

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Troy Crowe and wife, Lorien Colleen Crowe, the bargainor, 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 and official seal, this the 7th of December, 2017.

Notary Public

My Commission Expires: December 23, 2020

(SEAL)



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