Bill Garrett Davidson County
Batch# 40553 DEEDWARR
12/21/2017 02:36:18 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20171221-0130221

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ cd Davidson

The actual consideration or value, whichever is greater, for this transfer is $313,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2017.

Notary Public

My commission expires: 7/6/20

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer M. Morrissey	**New Owner**	**Map/Parcel: 141-05-0-A-239.00**
735 Gloucester Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam R. Crouch and wife, Jessica E. Crouch, as tenants by the entireties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer M. Morrissey, an unmarried woman

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. 239 on the Plan of Avondale Park, Phase I, Section 4, of record in Instrument No. 20090318-0024196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam Crouch, unmarried, by Special Warranty Deed, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 20, 2009, of record in Instrument No. 20090826-0080230, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Jessica Crouch, by Quitclaim Deed, from Adam Crouch, dated March 20, 2010, of record in Instrument No. 20100622-0048667, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Adam Crouch and wife, Jessica Crouch, as tenants by the entireties of her rights, title and interest, by Quitclaim Deed of Correction, from Jessica Crouch, dated March 20, 2010, of record in Instrument No. 20130204-0010977, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20090318-0024196, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20081203-0117452, and amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for DAVIDSON County, Tennessee.
Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for DAVIDSON County, Tennessee.
Easement to Sprint Communications of record in Instrument No. 20140114-0003778, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement of record in Instrument No. 20060110-0003857, Register's Office for DAVIDSON County, Tennessee.
Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, Register's Office for DAVIDSON County, Tennessee.
Order to TVA of record in Book 4273, Page 280, Register's Office for DAVIDSON County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, Register's Office for DAVIDSON County, Tennessee.
Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 5738, Page 819 and Partial Adandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for DAVIDSON County, Tennessee.
Permanent Easement Agreement of record in Instrument No. 20090707-0063325, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Instrument No. 20140722-0064838, Register's Office for DAVIDSON County, Tennessee.
Easement to US Sprint Communications of record in Instrument No. 20140114-0003778, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20081203-0117350, Register's Office for DAVIDSON County, Tennessee.
Lack of direct access to Highway 1-40 from the Property, such right of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden, to the State or Tennessee by a judgment, a certified copy or which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee; and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Register's Office for Davidson County, Tennessee.
Easement for right-of-Way of an electric power- line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
Right-of-way of all roads of the Nashville, Chattanooga & St. Louis Railway and spur tracks, if any, lying within the boundaries of the Property, including but not limited to, right-of-way having been granted by deed from S.F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 341, Page 277, Register's Office for Davidson County, Tennessee; by deed from S.F. Newsom to Nashville, Chattanooga & St: Louis Railway, of record in Book 350, Page 371, Register's Office for Davidson County, Tennessee; by deed from J.B. Ezzell and wife, Fanny M. Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 362, Page 561, Register's Office for Davidson County, Tennessee; and by deed from J.B. Ezzell and wife, Fanny Moran Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of the perpetual right to lay and maintain a water pipe from the lot conveyed along the edge ofthe Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond.
Easement and right-or-way for electric power transmission lines and poles with the rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.). to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties; of record. in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
Easement for access road granted by Roger N. Hutton to United States of America by instrument of record in Book 4116, Page 151, Register's Office for Davidson County, Tennessee,
Easement for water line granted by Roger N. Hutton to United States of America by judgment, a certified copy of which is of record ill Book 4364, Page 895, Register's Office for Davidson County, Tennessee.
A 15 foot public roadway running parallel with the railroad right-of-way in the extreme eastern part of the Property comprising the tract of 38.71 acres conveyed to John Smaliman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, which may be part of the Property, is included in the description of such tract but expressly excluded from conveyance.
Subject to use as roadway of a strip of 15 feet wide along the southwesterly side of the Nashville, Chattanooga & St. Louis Railway right-of-way and along the west side of Lot No. 1 on the Plan of record in Book 1, Page 25, Register's Office for Davidson County, Tennessee, and subject to the use for roadway a strip 12 feet wide along the line between the Dower Tract and Lot 5 according to said Plan with 6 feet thereof being on the east side of the line between said Dower Tract and said Lot 5, and 6 feet thereof being on the west side of the line between said Dower "tract and said Lot 5, all of said roadways having been established by decree entered in the Chancery Court of Davidson County, Tennessee, in. the suit of R.P. Hutton at at. vs. J.B. Ezzell, Docket Nos. 25,062 and 26,939 (references thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and iii subsequent deeds).
Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Sniallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
Advertising space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee. (This lease was executed March 15, 1971, by Lineberger Development Co. to National Advertising Company, which lease contains an initial 10-year term and an extension on a year-to-year basis thereafter unless earlier terminated. No termination or extension documents appear of record.)
Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register's Office for Davidson County, Tennessee. (The lease was for a term of 5 years and "as long thereafter as oil and gas et' either is produced from said land by lessee." No termination or extension documents appear of record.)
Title to that portion of the Property-embraced within the high and low watermark of the Big Harpeth River.
Riparian rights claimed or asserted by surrounding lafid owners and the State of Tennessee,
Title to that portion of the Property embraced with the bounds of any roads or highways.
Lack of access. to McCrory Lane (TRACT ONE).
That portion of the Property embraced within the bounds of any cemetery, with rights of ingress and egress thereto.
Right-of-way as shown on the Plat entitled Section I Harpeth 40 Mobile dome Park, of record in Book 4300, Page 49, Register's Office for Davidson County, Tennessee,
Advertising space lease between Buck Allison, Inc., and The Lamar Corporation, of record in Book 6078, Page 619, Register's Office for Davidson County, Tennessee.

A portion of the Property is within the 100-year flood plain as shown on the overall boundary lay-out of RaganSmith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).
Memorandum of lease between Michael R. Allison and National Advertising Company, of record in Book 10023, Page 638, Register's Office for Davidson County, Tennessee,
Matters shown on the survey by Crawford Land Surveyors, P.C., dated September 7, 2004, and last revised December 3, 2004.
Declaration of Restrictive Covenants, of record as Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.
Declaration of Restrictive Covenants, of record as Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.
Cemetery, with easement for ingress and egress.
The following easements noted in the deed of record in Book 10748, Page 876, Register's Office for Davidson County, Tennessee:
(a) TVA easement for electrical power lines across property.
(b) Possible future flooding over a portion of the property.
(c) 12" Waterline easement over a portion of the property.
(d) 25' utility easement
(e) Unrecorded ingress and egress easement
(f) Ingress and egress easement from existing unrecorded easement for ingress and egress to from the southeasternmost point of said unrecorded easement.
(g) Electric service line easement.
Deed of Trust executed by Avondale Park Partnership, a Tennessee general partnership to Richard Bobo, Trustee, of record as Instrument No. 20050506-0051371, said Register's Office, dated May 4, 2005, to secure to Cumberland Bank, an indebtedness in the amount of $5,000,000.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal interest and service fee.
Contract between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, page 362, Register's Office for Davidson County, Tennessee, and assignment of contract between Joe M. Rogers and Buck Allison, Incorporated, of record in Book 5902, page 469, Register's Office for Davidson County, Tennessee.
Abstract of suit of record as Instrument No. 20021017.01279.02, Register's Office for Davidson County, Tennessee,
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (✓) unimproved (____) property known as 735 Gloucester Lane, Nashville, TN 37221.

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

Witness my/our hand(s) this 18th day of December, 2017.

Adam R. Crouch

Jessica E. Crouch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Adam R. Crouch and wife, Jessica E. Crouch, as tenants by the entireties, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2017.

Notary Public

My Commission Expires: 11-23-20

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 170735JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027