Bill Garrett Davidson County
Batch# 50592 DEEDQC
01/23/2018 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180123-0007064

File Number: 1795116

After Recording Return To:
Avenue 365 Lender Services, LLC
401 Plymouth Road, Suite 550
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Misty Crouch and **Jared L. Crouch**, 2304 Granada Drive Austin, TX 78741

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 05 0 016.00

GENERAL WARRANTY DEED
Exempt from Recordation Tax. Tenn Code Sec. 67-4-409 (a)(3)(A)(i)

Misty Crouch FKA Misty Dawn Van Cleve and **Jared L. Crouch**, wife and husband, whose mailing address is **2304 Granada Drive Austin, TX 78741**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Misty Crouch** and spouse **Jared L. Crouch**, hereinafter grantees, whose tax mailing address is **2304 Granada Drive Austin, TX 78741**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE SOUTHERLY 35 1/2 FEET OF THE EASTERLY PART OF LOT NO. 71 ON D.T. MCGAVOCK'S PLAN OF 98 LOTS IN NORTH NASHVILLE, OF RECORD IN BOOK 21, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 71 FRONTS 35 1/2 FEET ON THE WESTERLY SIDE OF FOURTH AVENUE, NORTH, FORMERLY CHERRY STREET, AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET, MORE OR LESS, TO A PRIVATE ALLEY.

BEING THE SAME PREMISES CONVEYED UNTO MISTY DAWN VAN CLEVE AND SPOUSE, JARED L. CROUCH, BY VIRTUE OF DEED FROM JOSEPH LEROY ANGUS, MARRIED DATED MAY 30, 2014, RECORDED JUNE 3, 2014 IN INSTRUMENT NUMBER: 20140603-0047716, DAVIDSON COUNTY, TN.

PARCEL IDENTIFICATION NUMBER: 082 05 0 016.00
Property Address is: 1731 4th Avenue North Nashville, TN 37208

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Jan-20, 2018:

M Crouch FKA VanCleve
Misty Crouch FKA Misty Dawn Van Cleve

Jared L. Crouch

STATE OF Texas
COUNTY OF Travis

The foregoing instrument was acknowledged before me on Jan - 20, 2018 by **Misty Crouch FKA Misty Dawn Van Cleve** and **Jared L. Crouch** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

MICHELLE ATES
Notary Public
STATE OF TEXAS
Notary I.D. 13042592-1
My Comm. Exp. Nov. 2, 2019

True Copy Certification

I, ____Rebecca Satterlee_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Sorenson, a notary public for this county and state, Rebecca Satterlee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019