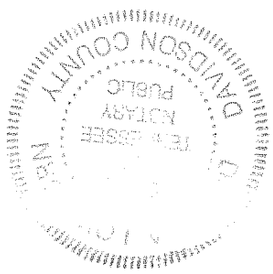
Bill Garrett Davidson County
Batch# 57371 DEEDWARR
02/09/2018 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20180209-0013423



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this 31 day of January, 2018.

Notary Public

My commission expires: 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dennis G Crouch **Amy K Crouch**	Same	**05309000500**
1317 Siox Terrace		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

George E. Harvey and wife, Doris M. Harvey

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

Dennis G Crouch and wife, Amy K Crouch

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. 89 on the plan of Sequoia Valley Subdivision, Section 2, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 104.0 feet on the southeasterly side of Sioux Terrace and extends back 153.9 feet on the northeasterly line and 164.6 feet on the southwesterly line, to a line in the rear on which it measures 104.5 feet.

Being the same property conveyed to George E. Harvey and wife, Doris M. Harvey, and Ethel Manning, by Warranty Deed from William R. Johnson and wife, Brenda Jean Johnson, dated June 28, 1976, of record in Book 5043, page 332, re-recorded in Book 5181, page 946, Register's Office for Davidson County, Tennessee. Robert Douglas Manning, Thomas E. Manning, Charles R. Manning, Patricia Manning, Cheryl A. Fite, Nicole Manning, Carson L. Manning, III, Camile Moffitt, Anthony E. Manning, and Doris M. Harvey, heirs of Ethel Manning, conveyed their interests in subject property to George E. Harvey and wife, Doris M. Harvey, by Quitclaim Deed dated November 15, 1988, of record in Book 7711, page 878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 3700, page 114, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1317 Siox Terrace, Madison, TN 37115.

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 in 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.

George E Harvey by Michael Douglas Harvey
As Attorney In fact

_____ Date: 01-31-2018

George E. Harvey by Michael Douglas Harvey as attorney in fact

Doris M Harvey by Michael Douglas Harvey
As Attorney In fact

_____ Date: 01-31-2018

Doris M. Harvey by Michael Douglas Harvey as attorney in fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Douglas Harvey with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of George E Harvey and Doris M Harvey, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book ____201802090013422_____, in said Register's Office.

Witness my hand, at office, this 31st day of January, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER