NEW OWNER:
SANDRA K. CROWELL
720 BLUE BRICK PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Southern Bank of Tennessee
1499 N Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0094

Map & Parcel
06412A720.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 61159 **DEEDWARR**
02/21/2018 01:53:49 PM 3 pgs
Fees: $18.00 Taxes: $647.50

20180221-0016543

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars ($175,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SANDRA K. CROWELL, unmarried,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 720, of Fox Run Condominiums, Second Revision- Part of Sec. 2 and First Revision- Part of Sec. 1, as of record in Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. Together with any portion of common elements pertaining thereto, as further set forth in Master Deed, of record in Book 5355, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; as amended in Book 6370, Page 817; and Book 8510, Page 95, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JIMMY COMER, unmarried, by Warranty Deed from JAMES GREEN and wife, REBECCA WEIS, dated September 29, 2017, and of record in Instrument No. 20171003-0100946, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **720 BLUE BRICK PLACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 6250, Page 118; and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 16th day of February, 2018.

JIMMY COMER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JIMMY COMER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February, 2018.

NOTARY PUBLIC

My commission expires: 6-16-2021

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

AFFIANT

Sworn to and subscribed to before me this 16th day of February, 2018.

NOTARY PUBLIC

My commission expires: 9-4-19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY