WARRANTY DEED

Bill Garrett Davidson County
Batch# 73456 DEEDWARR
03/26/2018 02:16:34 PM 3 pgs
Fees: $18.00 Taxes: $1,526.25

20180326-0028231

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF March, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Milose	New owner	
(NAME)	(NAME)	
3433 B 33rd Ave S.		091022100100 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **W. JACKIE CRUTCHER, A/K/A WILLIAM JACKIE CRUTCHER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY MILOSE, AN UNMARRIED MAN,** 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:

SEE ATTACHED EXHIBIT "A"

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

unimproved
This is improved x property, known as 6111 A California Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CR-18-Gilla

Witness my hand this 20 day of March, 2018

W. JACKIE CRUTCHER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Jackie Crutcher, the bargainor, 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 Nashville, Tennessee this 20 day of March, 2018.

Commission expires:



My Commission Expires MAR 8, 2021

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A of Homes at 6111 California Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6111 California Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170501-0042734, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6111 California Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170501-0042734, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from Jack Hamm, unmarried to W. Jackie Crutcher, A/K/A William Jackie Crutcher as recorded on the 23rd day of August, 2012 in Instrument No. 20120823-0075795; part of Quitclaim Deed from Lee A. Cohen, Trustee to Jack Hamm and wife, Marilyn Hamm, Life Tenants, and W. Jackie Crutcher, unmarried, remainder person as recorded on the 23rd day of February, 2004 in Instrument No. 20040223-0020233; part of Warranty Deed from Jack Hamm and wife Marilyn Hamm to William Jerry Crutcher as recorded on the 10th day of January, 1994 in Deed Book 9216, Page 393 and part of Warranty Deed from A. V. Sanders, Jr., Bennie Lee Sanders Williams, Tommie Sanders, Bobbie Sanders, Linda Swafford, Carolyn Netherton, Jo Ann McDonald, Jackie Lee Sanders, James Carl Sanders, Sanford Dean Sanders, Steven Ray Sanders, Vickie Lee Johnson and Albert C. Johnson, being all the heirs at law of A. V. Sanders, Sr. and wife Lillie P. Sanders, both deceased to Jack Hamm and wife, Marilyn Hamm as recorded on the 27th day of June, 1991 in Deed Book 8384, Page 728, in the Register's Office of Davidson County, Tennessee.