WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 87958 **DEEDWARR**
05/03/2018 12:28:00 PM 2 pgs
Fees: $13.00 Taxes: $1,024.90

20180503-0042353

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Jeffrey Cricco and Debra P. Cricco	~~F&M Bank~~ New owner	#07303002000
(NAME)	(NAME)	
2615 Brownwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Seven Thousand And No/100 Dollars ($277,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAULA NULL, AN UNMARRIED WOMAN,

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

JOHN JEFFREY CRICCO AND DEBRA P. CRICCO, HUSBAND AND WIFE

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. 61 on the Plan of Sutherland Heights, Section Two, as of record in Book 2663, Page 58, Register's Office for said County.

Said Lot No. 61 fronts 170.24 feet on the northwesterly side of Brownwood Drive and runs back 316.7 feet on the northeasterly line and 295.1 feet on the southwesterly line to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Paula Null by Quitclaim Deed from Curtis L. Null, of record in Book 9070, Page 679, dated August 31, 1993, Register's Office for said County. See also prior deed of record in Book 4042, Page 272, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2745, Page 403, amended in Book 2795, Page 97, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 58, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2615 Brownwood Drive, Nashville, TN 37214
(House No.) (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.

Witness our hands this 30th day of April, 2018.

Paula null
Paula Null

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 Paula Null, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this April 30, 2018.

My Commission Expires: 7.2.18

Notary Public

