Bill Garrett Davidson County
Batch# 98334 DEEDWARR
05/30/2018 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20180530-0051664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2/18 (AFFIX SEAL)

JM-ER-18-1705

DAVIDSON COUNTY MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adriane F. Thompson and Forest E. Thompson	**NEW OWNER**	
(NAME)	(NAME)	53-14-B-35.00CO
1705 Comanche Run		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS J. CROWLEY AND NICOLE B. CROWLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIANE F. THOMPSON AND FOREST E. THOMPSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 82 on the Plan of 1st Revision, Final Plat of The Woods of Neeley's Bend, Phase 3, of record in Plat at Instrument No. 20080606-0058247, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas J. Crowley, unmarried and Nicole B. Klem, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded July 10, 2007 in Instrument No. 20070710-0082151, Register's Office for Davidson County, Tennessee.

The said Nicole B. Klem has since married Nicholas J. Crowley and is now known as Nicole B. Crowley.

This conveyance is subject to:
- Plan of record as Instrument No. 20080606-0058247, Register's Office of Davidson County, Tennessee.
- Plan of Nawaka Trail and Pawnee Trail of record in Plat Book 843, Page 37 and Plat Book 974, Page 26, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, By-Laws, Charter, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Woods at Neely's Bend of record in Book 11527, Page 304 as amended in Instrument No. 20050318-0029990, Register's Office for Davidson County, Tennessee
- Charter of Woods at Neelys Bend Homeowners Association, Inc. of record in Book 11527, Page 331, Register's Office for Davidson County, Tennessee.
- By-Laws of Woods at Neely's Bend Homeowners Association of record in Book 11527, Page 336, Register's Office of Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument No. 20110916-0072158, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467 and Book 11213, Page 470, all in the Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20030313-0033942 and Instrument No. 20060727-0090952, Register's Office for Davidson County, Tennessee.
- Easement granted to Charles U. Coggin & Sons, Inc., to B. B. Kennedy et al., of record in Book 894, page 320, Register's Office of Davidson County, Tennessee.
- Easement granted to Charles U. Coggin & Sons, Inc., to La Societe de 40 & 8 Voiture, Local No. 702 of record in Book 972, page 465, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1705 Comanche Run, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF MAY, 2018.

Nicholas J. Crowley by [illegible], Attny-in-fact
Nicholas J. Crowley
by Laura Mitchell as his Attorney-in-fact

Nicole B. Crowley by [illegible], Attny-in-fact
Nicole B. Crowley
by Laura Mitchell as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS J. CROWLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE B. CROWLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, MARTHA BROWN, 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 Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY