Bill Garrett Davidson County
Batch# 105552 DEEDWARR
06/18/2018 10:36:04 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180618-0058214

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-26-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan G. Croft	Movement Mortgage, LLC	
(NAME)	(NAME)	
478 Westcrest Drive	8024 Calvin Hall Road	161-02-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land SC 29707	
(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 considerations, the receipt of which is hereby acknowledged, we, **Bradley H. Gambill and Jennifer Gambill, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ryan G. Croft and Lauren A. Croft, Husband and Wife**, hereinafter called the GRANTEE(S), 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. 11, on the Plan of McMurray Hills, of record in Plat Book 3700, Page 5, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bradley H. Gambill and Jennifer Gambill, husband and wife by Warranty Deed dated 08/28/2015 from William Jeffrey Eason and Ronald Young Eason of record in Instrument 20150901-0088839, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 5, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3882, Page 846, Register's Office for Davidson County, Tennessee. Easement for the flow of creek or stream, as much as thereon may flow, from time to time. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 478 Westcrest Drive, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 15th day of June, 2018.

Bradley H. Gambill

Jennifer Gambill

State of Tennessee
County of Wilson

Personally appeared before me Bradley H. Gambill and Jennifer Gambill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2018.

Notary Public

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122