Bill Garrett Davidson County
Batch# 116492 DEEDWARR
07/16/2018 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20180716-0068509

Name and Address of New Owner:
Adam S Cronkhite
612 Hallbrook Ct
Hermitage, TN 37076

Send Tax Statements To:
Finworth Mortgage, LLC an Insbank Company
2106 Crestmoor Road
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18060740

Map and Parcel: 098 05 0A 041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward W Keesee and wife, Pamela L Keesee**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam S Cronkhite, a single man**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 154, Section One, Hampton Hall, according to survey and plat of same appearing of record in Book 9700, page 290 & 291, in the Register's Office for Davidison County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Edward W. Keesee and wife, Pamela L. Keesee, by Warranty Deed filed for record on April 25, 2012 in Instrument Number 20120425-0035365 and corrected by Scrivener's Affidavit of record in Instrument 20170622-0062834, of the Register's Office of Davidson County,Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Hampton Hall of record in Book 10278, page 257 and as amended in Book 10301, page 184, Book 10444, page 460 and Book 10640, page 947, Registers Office for Davidson County, Tennessee; All matters as set forth per Book 9700, page 290 & 291; Stormwater Detention Agreement of record in Book 9700, page 114; All matters of Boundary Plat of record in Book 9700, page 216; Quitclaim Deed of HOA of record in Book 10420, page 359; HOA Charter of record in Book 10290, page 261, said Register's Office.

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.

This is improved property known as: 612 Hallbrook Ct, Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 13th day of July, 2018.

Edward W. Keesee

Edward W Keesee

Pamela L. Keesee

Pamela L Keesee

State of Tennessee

County of Rutherford

Personally appeared before me, Edward W Keesee and Pamela L Keesee with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th of July, 2018.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,000.00.

Affiant Signature

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019