WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/19/22
(AFFIX S

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

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

J-KW-18-1418

Karen Y Johnson Davidson County
Batch# 169305 DEEDWARR
12/03/2018 09:03:03 AM 2 pgs
Fees: $13.00 Taxes: $673.40

20181203-0117331

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:	
Aaron N. DeWitt	New Owner	
(NAME)	(NAME)	**162-16-83.00**
1418 Bell Trace Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JAMES CROCKETT, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON N. DEWITT, SINGLE MAN,** 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. 60-B, on the Plan of Hickory Park Villas, Section 2, Zone Lot Division, Lots 49 through 56, and 58 through 66, as shown on plat of record in Plat Book 6250, Page 615, in the Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Crockett, by Warranty Deed from Barry Zeitlin and Linda Zeitlin, recorded June 3, 2003 in Instrument No. 20030603-0075849, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56, and 58 through 66, as recorded in Plat Book 6250, Page(s) 615 and Book 5200, Page 603, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6815, Page 800, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Hickory Park Villas Homeowners Association of record in Book 7891, Page 217, in the Register's Office of Davidson County, Tennessee
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1418 Bell Trace Drive, Antioch, Tennessee 37013**.

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 27th DAY OF NOVEMBER, 2018.

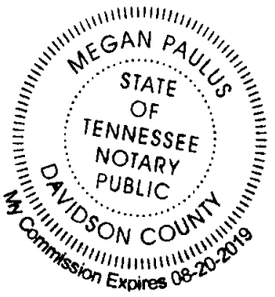
James Crockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CROCKETT, 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 27th of November, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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