THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25364

Karen Y Johnson Davidson County
Batch# 171558 DEEDWARR
12/07/2018 11:51:04 AM 2 pgs
Fees: $13.00 Taxes: $1,296.85

20181207-0119540

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-21-22

(AFFIX SEAL)

K. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Landon Crutcher | Wells Fargo Bank | MAP 142-13-0B- |
| 7080 Northridge Drive | 6200 Park Ave | PARCEL 225.00-CO |
| Nashville, TN 37221 | Des Moines, IA. 50321 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Taffi Ray McCord, a single woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landon Crutcher and Laila Crutcher, 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. 228 on the Plan of Riverside, Phase 7, First Revision, of record in Instrument No. 20081002-0100223, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Taffi Ray McCord, a single woman by Warranty deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation of record in Instrument No. 20110715-0054246 Register's Office for Davidson County, Tennessee, dated July 14, 2011 and recorded on July 15, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019 and subsequent years; (2) all matters shown on the Plan of record in Instrument No. 20081002-0100223, which voids, vacates and supersedes Instrument No. 20070913-0109872; (3) the Covenants, Conditions and Restrictions of record in Book 7185, Page 619, Book 7405, Page 780, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306; (4) Charter for Homeowner's Association of record in Book 7829, Page 709, extended y Instrument No. 20091204-0108147; (5) Conveyance of open space to HOA of record in Instrument No. 20040608-0057842 and Instrument No. 20040608-0067844; (6) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877; (7) Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 784; (8) Waterline Easement of record in Book 6970, Pages 275, 281, 284 and 285, Register's Office for Davidson County, Tennessee. Easement for Public Utilities of record in Book 6970, Page 278; (9) Easements contained of record in Deed Book 7103, Page 48, Book 7215, Page 899; (10) Easement for Metropolitan Government of Nashville Davidson County, Tennessee of record in Book 6972, Page 45; (11) Agreement for Right of Way of record in Book 7400, Page 645; (12) Drainage Easements contained of record in 7574, Page 645; (13) Sewer Easements contained of record in Book 7489, Page 638 and Book 7803, Page 642 (14). Easement in favor of Metro Government of Nashville Davidson Co. of record in Book 6972, Page 45 (15) Subject to Easement of record in Book 7103, Page 48 and Book 7215, Page 899 (16) Driveway Easement in favor of Lot No. 27 of record in Instrument Number 20081002-0100223; (17) Restrictions of record as Instrument Number 20110715-0054246; (18) Subject to rights of others in and to the common areas and/or elements; (19) all visible easements; (20) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7080 Northridge Drive; Nashville, TN 37221.**

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 my hand this the 5th day of December, 2018.

Taffi Ray McCord

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 **Taffi Ray McCord** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY