ADDRESS NEW OWNERS and
SEND TAX BILLS:
TINA R. CROFTON and husband,
BRIAN K. CROFTON
3148 Ivey Point Rd.
Goodlettsville, TN 37072

This instrument prepared by:
J. Miranda Belote
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
043 - 02 - 0A - 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RUTH E. JOHNSON, EXECUTOR OF ESTATE OF KEVIN M. RECORD , hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to TINA R. CROFTON and husband, BRIAN K. CROFTON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

Unit No. D-105 (erroneously referred to as Lot No.105 in prior documents) on the plan of Cedarwood Courtyard Homes as of record in Book 5200, Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Subject to all matters of record.

Being the same property conveyed to Kevin Record, a married man, by Special Warranty Deed from RRCH #3, LLC, a Texas limited liability company, recorded on August 29, 2014, in Instrument No. 20140829-0079132, Register's Office for Davidson County, Tennessee. Kevin M. Record having died testate on July 22, 2018. Pursuant to Last Will and Testament as filed of record in Davidson County, Tennessee Probate Case # 18P1865, appointing Ruth E. Johnson as Personal Representative and is authorized to sign on behalf of the estate.

Tax map and parcel 043 - 02 - 0A - 105.00

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 105 Cedarwood Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

Karen Y Johnson Davidson County
Batch# 176774 **DEEDWARR**
12/21/2018 08:26:13 AM 2 pgs
Fees: $13.00 Taxes: $436.60

20181221-0124159

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17th day of December, 2018.

Estate of Kevin M. Record

Ruth E Johnson

RUTH E. JOHNSON, Executor

STATE OF Maine
COUNTY OF Somerset

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ruth Johnson, Personal Representative, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged her self to be the Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, this 17 day of December, 2018.

Tracy L. Corriveau

NOTARY PUBLIC

My Commission Expires: 1/14/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $118,000.00.

M. Katherine Kobe

AFFIANT

Subscribed to and sworn before me, this the 19th day of December, 2018.

Jill Belote

NOTARY PUBLIC

My Commission Expires: 4.19.21