STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 177365 DEEDWARR
12/26/2018 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20181226-0124723

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: July 6, 2020
File No. G18-3973

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Basil F. Tong and Kristi L. Tong (NAME)	TIAA FSB (NAME)	128-16-0A-069.00-C
7112 Still Spring Hollow Drive (STREET ADDRESS)	301 W. Bay St. (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Jacksonville FL 32202 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Laila Crutcher and Landon Crutcher, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Basil F. Tong and Kristi L. Tong, 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. 69, on the Plan of Section 3, Phase 1, Still Spring Hollow Subdivision, as of record in Plat Book 9700, Page 484, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laila N. Crutcher and Landon Crutcher, wife and husband by Warranty Deed dated June 8, 2015 from Michael W. Wells and Anna L. Wells (Anna L. Wells is formerly known as Anna L. Boyd), husband and wife, recorded June 17, 2015, in Instrument Number 20150617-0057814, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7963, Page 400; amended in Book 8179, Page 464, Register's Office for Davidson County, Tennessee.

2. Subject to HOA Charter of record in Book 7930, Page 909, Register's Office for Davidson County, Tennessee.

3. Subject to By-Laws of record in Book 8294, Page 40, Register's Office for Davidson County, Tennessee.

4. Subject to Conveyance of Open Space of record in Book 8257, Page 634, Register's Office for Davidson County, Tennessee.

5. Subject to Storm Water Detention Agreement of record in Instrument Number 20030220-0022601, Register's Office for Davidson County, Tennessee.

6. Subject to Utility Easement granted to Harpeth Valley Utility District of record in Book 9740, Page 971, Register's Office for Davidson County, Tennessee.

7. Subject to all matters on Boundary Plat of record in Plat Book 6900, Pages 991 & 992, Register's Office for Davidson County, Tennessee.

8. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, Page 484, Register's Office for Davidson County, Tennessee.

9. This property is subject to HOA dues.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 7112 Still Spring Hollow 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. Whenever 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 18th day of December, 2018.

Laila Crutcher

Landon Crutcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2018, before me personally appeared Laila Crutcher and Landon Crutcher, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of December, 2018.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY