Karen Johnson Davidson County
Batch# 194757 DEEDWARR
02/13/2019 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20190213-0013372

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$189,900.00** Affiant Subscribed and sworn to before me, this the 6th day of February, 2019. Notary Public My commission expires: (AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan Crowder	**Bank of Tennessee**	**Map 052-08-0-A Parcel 163.00co**
1605 Wynnhaven Court	**301 E Center Street**	
Madison, TN 37115	**Kingsport, TN 37660**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kevin R. Triplett and R. Jill Triplett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan A. Crowder and Brooks Ann Crowder, 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. 163 on the Plan of Heron Walk, Phase One, Section Two, of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kevin R. Triplett and R. Jill Triplett, husband and wife, by Deed dated May 17, 2015 from R&R Renovations, Inc., of record in Instrument No. 20150421-0035468, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 9700, Page 386, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3641, Page 253, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Heron Walk, of record in Book 10095, Page 464, Register's Office for Davidson County, Tennessee. (4) By-Laws of Heron Walk Homeowners' Association, Inc. of record in Book 10170, Page 124, Register's Office for Davidson County, Tennessee. (5) Subject to all matters as shown on the boundary plat of record in Plat Book 9700, Page 483, said Register's Office. (6) Heron Walk Homeowners' Association Rules and Regulations of record in Instrument No. 20150423-0036546, amended in Instrument No. 20150423-0036552, said Register's Office. (7) Charter of Heron Walk Homeowners' Association, Inc. of record in Book 10125, Page 449, Register's Office for Davidson County, Tennessee. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1605 Wynnhaven Court, Madison, TN 37115**

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 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/our hand(s) this 1 day of February, 2019.

Kevin R. Triplett — FEB. 1, 2019

R. Jill Triplett — 2-1-19

STATE OF Tennessee)
COUNTY OF Sullivan)

Personally appeared before me, a Notary Public of said County and State, **Kevin R. Triplett and R. Jill Triplett,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bristol (city) TN (state), this 1st day of **February, 2019.**

Sheila Kay Long
Notary Public

SHEILA KAY LONG
STATE
(Seal)
TENNESSEE
NOTARY
PUBLIC
SULLIVAN COUNTY

My Commission Expires: Dec 18, 2019

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020