Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0196-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Karen Johnson Davidson County
Batch# 237825 DEEDWARR
06/03/2019 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20190603-0052721

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2019

Notary Public
My Commission Expires: 6.13.22

| Address of New Owner | Send Tax Bills To: | |
|---|---|---|
| Lisa Lynn Millspaugh<br>920 38th Ave N.<br>Nashville, TN<br>37209 | Quicken Loans Inc.<br>1050 Woodward Ave.<br>Detroit, MI 48226 | Map/parcel: 092-05-0-045.00<br>Account: |

**WARRANTY DEED**

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 HEREBY ACKNOWLEDGED, I/WE

Claudette Mitchell, a married woman and Tommie M. Crutchfield, a widow, as reserved by a Life Estate

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa L. Millspaugh and Daniel R. Millspaugh, wife and husband,

HEREINAFTER CALLED THE GRANTEE(S), 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. 39, on the Plan of College Hill Subdivision, Section 2, as shown on plat of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Claudette Mitchell, with Tommie M. Crutchfield reserving a life estate, by Quitclaim Deed from Tommie M. Crutchfield, dated 6/21/10 and recorded 7/23/10 in Instrument No. 20100723-0057887 (The said Claude Sidney Crutchfield passed away on April 20, 2010 leaving any interest, marital or otherwise, to Tommie M. Crutchfield); and being the same property previously conveyed to Tommie M. Crutchfield, by Quitclaim Deed from Claude Sidney Crutchfield, dated 10/20/09 and recorded 10/30/09 in Instrument No. 20091030-0100559; and being the same property previously conveyed to Claude Sidney Crutchfield and wife, Tommie M. Crutchfield, by Warranty Deed from Calvin L.

McKissack, Trustee, et al, dated 4/26/1960 and recorded in Book 3070, Page 367, in the Register's Office of Davidson County, Tennessee.

This property was not a marital residence of Claudette Mitchell and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 920 38th Ave N. Nashville, TN, 37209

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2019

Claudette Mitchell

Tommie M. Crutchfield

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Claudette Mitchell and Tommie M. Crutchfield, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2019

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

