Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June

Notary Public
My commission expires: 7-6-2020.

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Karen Johnson Davidson County
Batch# 256768 DEEDWARR
07/15/2019 10:22:10 AM 2 pgs
Fees: $13.00 Taxes: $828.80

20190715-0068731

Address of New Owner:	Send Tax Bills to:	Tax Information
Hill Investments, Inc. 9005 Overlook Blvd Brentwood, TN 37027	Same	058-11-0-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert B. Crutcher,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hill Investments, Inc., a Tennessee Corporation,** 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Gold Key Estates, Section 2 of record in Book 3842, page 265, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 268.59 feet on the easterly margin of Drakes Branch Road, and extends back 345 feet on the northerly line and 339.49 feet on the southeasterly line, to a line on the rear on which it measures 26.49 feet.

Being the same property conveyed to Robert A. Crutcher and wife, Margaret P. Crutcher by Warranty Deed from Thomas E. Allen and wife, Sandra Allen, dated August 24, 1974 of record in Book 4846, page 874, Register's Office for Davidson County, Tennessee. The said Margaret P. Crutcher having since died on October 9, 1999 vesting fee simple title in the husband, Robert A. Crutcher, as surviving tenant by the entirety. The said Robert A. Crutcher having since died on May 8, 2015 and his estate was probated, Docket #15P951, in the Probate Court of Davidson County, Tennessee. The subject property was left to his heirs-at-law being identified as Robert B. Crutcher and Bernetta C. Crutcher. Further, being part of the same property conveyed to Robert B. Crutcher by Quitclaim Deed form Bernetta C. Crutcher dated February 19, 2016 of record as Instrument No. 20160311-0023322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4778 Drakes Branch Rd, Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17th day of June, 2019.

Robert B. Crutcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Crutcher,** the bargainor(s), 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 Brentwood, Tennessee, this the 17th day of June, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019066276

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020