Karen Johnson Davidson County
Batch# 298482 DEEDWARR
10/09/2019 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20191009-0103542

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Brenda Shelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oscar Godinez Fernandez	First National Bank of America	042-07-0-070.00
(NAME)	(NAME)	
204 Diane Drive	241 East Saginaw Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	East Lansing, MI 48823	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Brent Crouch Conservator for Herndon B. Crouch and Evelyn D. Crouch, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Oscar Godinez Fernandez and Anilu Lopez Barrera, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 17 on the Plan of Haven Acres, Section I, of record in Book 2331, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 151.7 feet on the west side of Diane Drive and runs back 258.46 feet on the north line and 258.68 feet on the South line to a dead line in the rear on which it measures 159.21 feet

Being the same property conveyed to Herndon B. Crouch and wife, Evelyn D. Crouch by Warranty Deed from Ann L. Roark unmarried, dated 11/15/1990 , of record in Book 8245, Page 98, Register's Office for Davidson County, Tennessee. Brent Crouch was appointed Conservator for Herndon Bell Crouch (aka Herndon B. Crouch) by order of the Probate Court for Davidson County, Tennessee (Docket No: 18P1235) and is authorized to execute any and all documents to facilitate the sale of the above mentioned property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 204 Diane Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8th day of October, 2019.

Brent Crouch, Conservator for Herndon B. Crouch

Evelyn D. Crouch

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Crouch Conservator for Herndon B. Crouch and Evelyn D. Crouch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2019.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

