

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19110020

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF NOV., 2019.

NOTARY PUBLIC

My Commission expires: 8-27-22

Address of New Owner
Robert N. Barnes
4310 Bull Run Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
047-00-0-008.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marian E. Crouch Fortner and Angela Rene Crutcher and Jason H. Crouch,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert N. Barnes,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in G. B. Stewart's line, the southeast corner of 10 acres of land conveyed by Stanford White to Napoleon B. Jarrett by deed of record in Book 231, Page 13, Register's Office for said County (now owned by Lilbern Loyd of record in Book 2446, Page 79); thence with Stewart's line east to a chestnut; thence North 44 degrees East 9 poles to a red oak; thence North 79 degrees East 6 poles to a hickory; thence East 33-1/2 poles to a double chestnut in Stewart's line, the southeast corner of the original tract conveyed to Joel Rowland by deed of record in Book 39, Page 755, said Register's Office; thence with the east line of said original tract, North 4-1/2 degrees East 29 poles to a gum; thence North 40 degrees East crossing Old Hickory Boulevard 143 feet to a point on the easterly margin of said Old Hickory Boulevard, the most southerly corner of the property conveyed to Tommie C. Cook and wife by deed from Warren G. Pittman and wife, of record in Book 2592, Page 341, said Register's Office; thence northerly with the easterly margin of said Old Hickory Boulevard and the western boundary line of said Cook property 397 feet, more or less, to the northerly corner of said Cook property; thence North 6 degrees West crossing said Old Hickory Boulevard, said line was established by decree in Minute Book 58, Page 419 confirming surveyors report of T. R. Sanford, Surveyor, dated December 4, 1950, attached to said report in said cause, to the center of same, the southerly corner of the Haubenreich property and continuing in the same direction with Haubenreich's western boundary line 78 feet, more or less, to a concrete monument on established line on road bank, and 271.6 feet to a stone in a road, the northeast corner of the original tract of land conveyed to said Joel Rowland, by deed of record in Book 39, Page 755, said Register's Office; thence North 48-1/2 degrees West 13-1/2 poles to a chestnut oak; thence North 83 degrees West 13-1/4 poles to a white oak; thence South 60 degrees West 14 poles to a gum; thence North 83 degrees West 20 poles to a sourwood; thence South 57 degrees West to the northeast corner of said Jarrett's (now owned by Lilbern Loyd) 10 acre tract; thence with the eastern boundary line of said 10 acre tract southerly 96 poles, more or less, to the beginning, containing 44 acres, more or less.

Karen Johnson Davidson County
Batch# 317507 DEEDWARR
11/19/2019 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $83.25
20191119-0119486

Included in the above, but excluded therefrom, is that portion thereof described in the Warranty Deeds of record in Book 2592, Page 341, and in Book 4100, Page 858, said Register's Office.

Being the same property conveyed to Homer H. Crouch and wife, Cora Evelyn Crouch, by Warranty Deed from William Lee Roberts and wife, Oda V. Roberts, dated 08/29/57 and recorded on 09/13/57 in Book 2697, Page 89, Register's Office for Davidson County, Tennessee. The said Homer H. Crouch having since died on or about August 22, 2008, leaving Cora Evelyn Crouch as the surviving tenant by the entirety. The said Cora Evelyn Crouch having since died intestate on or about October 28, 2011 property vested in her three (3) children and only heirs at law: Danny Howard Crouch, Marian E. Crouch Fortner, and Rodger Dale Crouch (see Affidavit of Heirship of record in Instrument No. 20180530-0051422, RODCT). The said Danny Howard Crouch having since died intestate on or about 05/13/2016 property vested in his two (2) children and only heirs at law: Angela Rene Crutcher and Jason H. Crouch (see Affidavit of Heirship of record in Instrument No. 20180530-0051423, RODCT). Further being the same property conveyed to Robert N. Barnes by Warranty Deed from Marian E. Crouch Fortner (her 1/3 interest, and Angela Rene Crutcher and Jason H. Crouch (their 1/3 interest) dated 05/24/2018 and recorded on 05/30/2018 in Instrument No. 20180530-0051424, RODCT. The said Rodger Dale Crouch having since died intestate on or about 08/24/2018 property vested in his heirs at law: Marian E. Crouch Fortner, Angela Rene Crutcher and Jason H. Crouch (see Affidavit of Heirship of record in Instrument No. 201911190119485_____, RODCT).

This is property generally located:
5795 Old Hickory Boulevard, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Application for Greenbelt Assessment of record in Instrument No. 20190307-0020991, said Register's Office.
3. Easements for Blueberry Hill Road and Fill Slopes as set forth in Right of Way Deed of record in Book 2105, Page 452, said Register's Office.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Marian E. Crouch Fortner** has/have caused this instrument to be executed, this the 19 day of Nov., 2019.

Marian E. Fortner Crouch

Marian E. Crouch Fortner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Marian E. Crouch Fortner,** 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 for the purposes therein contained.

This the 19 day of Nov., 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, **Angela Rene Crutcher, and Jason H. Crouch** has/have caused this instrument to be executed, this the 19 day of NOV., 2019.

Angela Rene Crutcher

Angela Rene Crutcher

Jason Crouch

Jason H. Crouch

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Angela Rene Crutcher, and Jason H. Crouch,** 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 for the purposes therein contained.

This the 19 day of NOV., 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DANA L. ADAMS CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 19th day of NOV., 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY