Karen Johnson Davidson County
Batch# 319010 DEEDWARR
11/25/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20191125-0121572

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 2019.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2019-312

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jaxon Wiley Derossett	Fairway Mortgage	
8671 Old Charlotte Pike	919 McClardy Rd.	112-00-0-082.00
Pegram, TN, 37143	Clarksville, TN 37042	

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, we

Nathan Crutcher, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jaxon Wiley Derossett,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Tract 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron pin set in the southerly margin of Old Charlotte Pike and the northwesterly line of Trustees Old Charlotte Church of Christ as recorded in Deed Book 3994, Page 738, Register's Office for Davidson County, Tennessee; thence leaving said margin and continuing with the westerly line of the Church of Christ S 57 deg. 46' 29" E a distance of 387.09' to an iron pin found in fence line, said pin being the northerly line of Jesse Chester as recorded in Deed Book 5332, Page 785, R.O.D.C.; thence leaving the Church of Christ and continuing with the northerly line of Chester S 43 deg. 13' 02" Wa distance of 149.87' to an iron pin found in a fence line, said pin being the southeasterly corner of a 0.83 acre tract; thence leaving Chester and continuing with the easterly line of the 0.83 acre tract N 54 deg. 38' 32" Wa distance of 373.93' to a metal fence post found in the margin of Old Charlotte Pike; thence leaving the 0.83 acre tract and continuing with the margin of Old Charlotte Pike and a curve to the right, said curve having a radius of 3342.00', an arc length of 127.56, a chord bearing N 38 deg. 55' 01" E a chord distance of 127.55' to the point of beginning, containing an area of 1.20 acres, more or less. The above property description is a result of a survey of said property by Steven Spears, RLS #1651, March, 2005.

Tract 2:
Beginning at an iron pin found in the southerly margin of Old Charlotte Pike and the northeasterly line of an easement, said pin being the

northeasterly corner of Ronald Blackburn as recorded in Deed Book 5403, Page 849, Register's Office for Davidson County, Tennessee; thence leaving Blackburn and continuing with said margin N 38 deg. 01' 38" E a distance of 75.00' to a metal fence post found, said post being the northwesterly line of a 1.20 acre tract; thence leaving said margin and continuing with the westerly line of the 1.20 acre tract S 54 deg. 38' 32" E a distance of 373.93' to an iron pin found in a fence line, said pin being the northerly line of Jesse Chester as recorded in Deed Book 5332, Page 785, R.O.D.C.; thence leaving the 1.20 acre tract and continuing with the northerly line of Chester S 42 deg 37' 05" Wa distance of 121.26' to an iron pin found at a fence corner, said pin being on the easterly side of Blackburn's easement; thence leaving Chester and continuing with said easterly line N 47 deg. 30'00" Wa distance of 364.93' feet to the point of beginning, containing an area of 0.83 acres, more or less. The above property description is the result of a survey of said property by Steven Spears, RLS #1651, March, 2005.

Tract 1: Being the same property conveyed to Nathan Crutcher by Warranty deed from Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester of record in Instrument No. 20100505-0034317 Register's Office for Davidson County, Tennessee, dated April 21, 2010 and recorded on May 5, 2010.

Tract 2: Being the same property conveyed to Nathan Crutcher by Warranty deed from Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester of record in Instrument No. 20100505-0034319 Register's Office for Davidson County, Tennessee, dated April 21, 2010 and recorded on May 5, 2010.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8671 Old Charlotte Pike, Pegram, TN 37143.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 22nd day of November, 2019.

Nathan Crutcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Crutcher, 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.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2019.



D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

