THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200526967**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Lori Patterson Affiant Subscribed and sworn to before me, this 3rd day of June, 2020. Notary Public My Commission Expires: 2·19·24

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 414839 DEEDWARR
06/15/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200615-0061041

WARRANTY DEED

Address New Owner: Jonathan Walsh and Haley Walsh 204 Overcrest Court Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Gardner Financial Services LTD, dba Legacy Mutural Mortgage 3503 Paesanos Pkway San Antonio, TX 78231	Tax Information: Tax Parcel ID No. 147 06 0 083.00

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 of which is hereby acknowledged, **John Crouch and Taylor Crouch, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan C. Walsh and Haley Elizabeth Walsh, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Section One(Revised), Caldwell Hall, of record in Book 2900, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Crouch and Taylor Crouch, Husband and Wife by Warranty Deed from Cameron Boone and wife, Kristal Boone, of record in Instrument No. 20150806-0078532, in the Register's Office of Davidson County, Tennessee, dated August 04, 2015 and recorded August 06, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One (Revised) Caldwell Hall, as recorded in Plat Book 2900, Page(s) 57-59.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2929, Page 117.

Easement recorded in Book 2997, Page 93.

This is improved property located at 204 Overcrest Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2020.

John Crouch

Taylor Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Crouch and Taylor Crouch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2020.

Notary Public

My Commission Expires: 9-7-2021

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

