RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013087

WARRANTY DEED

Karen Johnson Davidson County
Batch# 421483 DEEDWARR
06/19/2020 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200619-0065886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Land Acquisitions, LLC 9460 Chesapeake Drive Brentwood TN 37027	Same address as new owner	060 02 0 277.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEROY CROUCH, ADMINISTRATOR OF THE ESTATE OF GLADYS LOUISE CROUCH**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SOUTHERN LAND ACQUISITIONS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot 6 in Bransford Realty Company's Subdivision of the Frank Brown Place as of record in Plan Book 547, Page 126, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the south margin of Ewing Creek Road in the west line of the property conveyed to Robert E. Ligon in Book 1344, page 690, Register's Office for Davidson County, Tennessee, running thence N 88 degrees 12' E 72 ft. to the center of a drain; thence with said drain, S 3 degrees E 175 fet, S 36 degrees 30' E 50 feet, thence S 0 degrees 30' E 397 feet to an iron pin in the south line of Lot 6 of the aforesaid subdivision; thence N 89 egrees 30' W 108 feet to an iron pin in a fence corner; thence with a fence and the east line of said Lot 6 N 0 degrees 30' E 605 feet, to the beginning.

Being that same property conveyed to Leroy Crouch and wife, Gladys L. Crouch by Warranty Deed from H.A. Crouch and wife, Lillian Earline Crouch, dated 08/27/1968 and recorded in Book 4263, Page 810, Register's Office for Davidson County, Tennessee. Leroy Crouch, a/k/a Albert Leroy Crouch, Sr. died a resident of Davidson County, Tennessee on January 21, 1999, leaving the property vested in Gladys L. Crouch

as the surviving tenant by the entirety. Gladys L. Crouch a/k/a Gladys Louise Crouch, died a resident of Davidson County, Tennessee on February 15, 2019, leaving no Will. Leroy Crouch having been appointed Administrator of the Estate of Gladys Louise Crouch, as found in the records of the Seventh Circuit (Probate) Court for Davidson County, Tennessee at No. 19P-879. Leroy Crouch conveys the subject property by virtue of that THIS NEEDS TO BE COMPLETED AFTER WE HAVE ORDER.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of February, 2020.

ESTATE OF GLADYS LOUISE CROUCH

Administrator

LEROY CROUCH, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Leroy Crouch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of Gladys Louise Crouch, the within named bargainor and that he as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Administrator.

WITNESS my hand and seal, this the 18th day of February, 2020.

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4/13/22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022