THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829318**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $243,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2020. Notary Public My Commission Expires: 3-28-23

Karen Johnson Davidson County
Batch# 472039 DEEDWARR
09/09/2020 09:52:58 AM 2 pgs
Fees: $13.00 Taxes: $899.10
20200909-0102508

CHERYL MCQUAGG STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Michael Smith	LoanCare, LLC	Tax Parcel ID No.
110 Dorris Avenue	PO Box 37628	018 16 0 030.00
Goodlettsville TN 37072	Philadelphia, PA 19101-0628	

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, **Peggie Ann Cripps, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Michael Smith , unmarried person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lots No. 3 and 4 on the Map of the Callie Utley Lands, not of record and being described as follows:

Beginning at a point in the South margin of Hillcrest Drive as dedicated by instrument of record in Book 2280, Page 521, Register's Office for said County, said point being 320 feet West from the centerline of the Old Nashville and Springfield Pike and also being the Northwest corner of the property conveyed to Alfred R. Goguen and wife, by deed from S. C. Dorris, Jr. and wife, of record in Book 2304, Page 538, said Register's Office; thence along his West line South 18° 30' East to a point at his Southwest corner; thence South 81-1/4° West 62 feet to the Southeast corner of the property conveyed to Lakewood Water Company, by deed of record in Book 881, Page 37, said Register's office; thence along their East line, North 17-1/2° West 50 feet; their Northeast corner; thence along their North line South 74° West 11 feet to a point in their North line; thence North 17-1/2° West 110 feet to a point, in the South margin of Hillcrest Drive; thence along said Drive, North 81° 30' East 73 feet to the point of beginning.

Being the same property conveyed to Carnell Cripps, Jr. and wife, Peggie Ann Cripps by Deed from Carnell Cripps, Jr., of record in Book 5332, Page 535, in the Register's Office of Davidson County, Tennessee, dated August 31, 1978 and recorded on August 31, 1978.

Carnell Cripps, Jr. having since deceased on January 18, 2020 in Davidson County, Tennessee.

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.

City of Goodlettsville taxes for the year and thereafter, for tax parcel identification number 018 16 0 030.00, 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.

This is improved property located at 110 Dorris Avenue Goodlettsville TN 37072

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 4th day of September, 2020.

Peggie Ann Cripps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggie Ann Cripps, 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 4th day of September, 2020.

Notary Public

My Commission Expires: 01/17/21

