WARRANTY DEED

Karen Johnson Davidson County
Batch# 595308 **DEEDWARR**
03/18/2021 02:34:57 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20210318-0036267

JM-SB-VRES-21-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DAWN DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER (S)
Patrick Laux and Jennifer Laux	**NEW OWNER**	
(NAME)	(NAME)	
120 Summit Run Place		**086-03-0A-015.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REX M. MCCRARY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK LAUX AND JENNIFER LAUX, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of The Plan of Summit Run, Phase One of record in Plat Book 9700, Page 334, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rex M. McCrary, married by Warranty deed from Robert Alan Green, married of record in Instrument No. 20110919-0072434 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 19, 2011.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 9700, Page 334, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10326, Page 683, Book 10378, Page 251 and amended in Book 11499, Page 321, Register's Office for Davidson County, Tennessee.
- Subdivision restrictions, building lines and easements of record in Book 8250, Page 524 and Plat Book 5200, Page 776, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7325, Page 994, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10693, Page 703, in the Register's Office for Davidson County, Tennessee.
- Surveyor's Certificate of Correction of record in Book 10021, Page 425, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **120 Summit Run Place, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF MARCH, 2021.

Rex M. McCrary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REX M. MCCRARY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212