Karen Johnson Davidson County
Batch# 728990 DEEDWARR
10/01/2021 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20211001-0132542

#36607

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36607-08-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: ~~$500,000.00~~. Affiant Subscribed and sworn to before me this ~~27th~~ day of September, 2021. Notary Public My Commission Expires: 9/8/25

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David McManus 25222 Buckskin Drive Laguna Hills, CA 92653	New Owner 25222 Buckskin Drive Laguna Hills, CA 92653	Map and Parcel No.: 118 09 0 252.00

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, Bill Crutchfield and Leah Crutchfield, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to David McManus, a married man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1129 Clifton Lane, Nashville, Davidson County, Tennessee 37204.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 24th day of September, 2021.

GRANTORS:

Bill Crutchfield

Leah Crutchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bill Crutchfield and Leah Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2021.

Notary Public
My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 3-B, as shown on the map entitled Zone Lot Division of Lots 2,3,4,5 and 7 of Granclift Subdivision, of record in Plat Book 6250, Page 305, amending Plat Book 6200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bill Crutchfield and Leah Crutchfield, husband and wife, by Warranty Deed from Aaron Lines, married, of record in Instrument No. 20130909-0094904, in the Register's Office of Davidson County, Tennessee, dated September 04, 2013 and recorded on September 09, 2013.

This conveyance is made subject to:

1. 2021 state, county, and city taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of: Lots 2,3,4,5,7 Granclift Subdivision, as recorded in Plat Book 6250, Page(s) 305.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Granclift Subd., as recorded in Plat Book 6200, Page(s) 83.
4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3957, Page 61.
5. Rights of others in and to any party walls located on the subject property.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 9/24/2021.

George E. Mudter, Jr.
Dated 9/24/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/24/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023