TCB-ETCC-98-2367

BOOK 11100 PAGE 969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 98

NOTARY PUBLIC AT LARGE — VALERIE D. WRIGHT — KNOX COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

TCB-ETCC-98-2367

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt R. Kroeker (NAME)	Crestar Mortgage Corporation (NAME)	161-10-A-30
5380 Village Way (ADDRESS)	5311-77 Center Drive, Suite 66 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kathleen Boyett Malin and Parker Malin, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matt R. Kroeker and wife, Christy L. Kroeker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 49 as shown on the plat of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of subject lot.

Being the same property conveyed to Kathleen S. Boyett, unmarried, by deed from Thomas F. Hamill and wife, Rhonda J. Hamill, of record in Deed Book 7809, Page 887, Register's Office for said County. The said Kathleen S. Boyett having since married and now known as Kathleen Malin.

This conveyance is subject to any and all existing easements and restrictions of record.

Said Parker Malin joins in this covneyance on the above mentioned property to waive any marital rights.

0484627

IDENTIFICATION REFERENCE

98 SEP -4 PM 12:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5380 Village Way, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of August 19 98

Kathleen Boyett Malin
Kathleen Boyett Malin

Parker Malin

BOOK 11100 PAGE 970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

.Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Boyett Malin, ~~unmarried~~ and Parker Malin husband & wife

the bargainor ____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 27th day of August, 19 98.

Commission expires 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

Valerie D. Wright
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

____
Notary Public

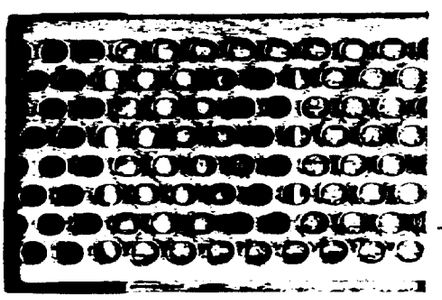
7297 09/04 01:01 03CHECK 465.18

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11100 PAGE 971

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 122750.00
CON TX 454.18
PRFEE 1.00
UPFEE 8.00
CFEE 2.00
TOTAL 465.18
CHECK 465.18

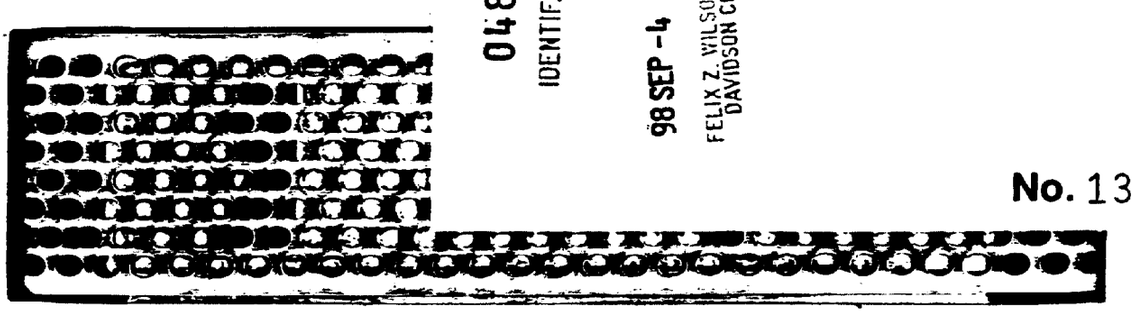
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/98 01 12:38 0001 7297

0484627
IDENTIF. ↑ REFERENCE

98 SEP -4 PM 12:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1342726