WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/00 15:41 2pgs
Fees:11.00 Taxes:399.60

20001027-0106806

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH** DAY OF **OCTOBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willam Mark Russell	**Columbia National, Incorporated**	**75-9-216**
(NAME)	(NAME)	
213 Bonna Oaks Drive	**P.O. Box 3050**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Columbia, MD 21045-6050**	
(CITY) (STATE) (ZIP)	(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, **JUNE B. CRABTREE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM MARK RUSSELL, AN UNMARRIED PERSON**, 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. 1102 on the Plan of Hermitage Hills, Section 9 as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Crabtree and wife, June B. Crabtree by deed of record in Book 3921, Page 239, Register's Office for Davidson County, Tennessee.

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

The said William E. Crabtree having since deceased on September 18, 2000.

This instrument is executed pursuant to Power of Attorney being recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as **213 Bonna Oaks Drive, Hermitage, TN 37076**

(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/our hand(s) this 20th day of October, 2000.

~~William E. Crabtree~~

June B. Crabtree
by Fred D Boyd POA

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named William E. Crabtree and June B. Crabtree the bargainor(s), 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 and official seal at Antioch, Tennessee, this 20th day of October, 2000.

Commission expires: 2-18-01

Notary Public

State of Tennessee
County of Davidson

On this 20th day of October, 2000, before me personally appeared Fred D. Boyd, the person who executed the foregoing instrument on behalf of June B. CRabtree and acknowledged that he executed the same as the free act and deed of the said June B. Crabtree, through Power of Attorney granted him by the said June B. Crabtree.

Commission expires: 2-18-01

NOTARY PUBLIC AT LARGE

Notary Public