WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Martin Crum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2001.

Marsha Campbell
Notary Public

MY COMMISSION EXPIRES: 04/27/2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/02/01 09:58 2pgs
Fees:13.00 Taxes:222.00
20011002-0106122

MARSHA J. CAMPBELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 South Royal Oaks Blvd., Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Crum	IndyMac Bank, F.S.B.	042-040-021.00
(NAME)	(NAME)	
1253 Fernbank Drive	155 North Lake Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pasadena, CA 91101	
(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, GARLAND L. SMITH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN CRUM AND WIFE, TANYA CRUM, 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 part of Lot No. 5 on the map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 & 39, RODC, Tennessee, described as follows:

Beginning at a point in the center of Highland Circle, 125 feet easterly from the corner of Lots Nos. 5 & 6, and being Ellis' southeast corner; running thence north 11 degrees East, with Ellis' east line, 730 feet more or less, to Ellis' northeast corner; thence South 85 ½ degrees east 114 feet, more or less, to a point; thence South 11 degrees West 735 feet, more or less, to the center of Highland Circle; thence westerly, with the center of Highland Circle, 125 feet to the point of beginning.

Being the same property conveyed to Garland L. Smith by deed from Annie Jones of record in book 9319, page 350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; all matters appearing on the Plan of record in Plat Book 421, page 28 and 39; and codes letter of record as Instrument No. 2000 040700 35432; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1031 Highland Circle, Madison, TN 37115
(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 20th day of September, 2001.

Garland L. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Garland L. Smith, unmarried, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2001.

Notary Public

My Commission Expires: 12-23-2001

