WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Moffat III	Guaranty Residential Lending	61-10-39
(NAME)	(NAME)	
3899 Hutson Avenue	7676 Woodway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Houston, TX 77063	
(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, Jimmie B. Crowell and wife, Perlita R. Crowell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Moffat III, a single 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. 189 on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, Pages 103 and 104, Register's Office for said County.

SAID Lot No. 189 fronts 100 feet on the easterly margin of Hutson Avenue and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Jimmie B. Crowell and wife, Perlita R. Crowell by deed from David A. Cagle and wife, Karen K. Cagle of record in Book 7112, page 949, Register's Office, Davidson County, Tennessee.

Jimmie B. Crowell executed this instrument on behalf of Perlita R. Crowell pursuant to a Power of Attorney of record in Instrument Number 20020607-0069299, Register's Office, Davidson County, Tennessee.

Subject to an easement of record in Book 4260, page 544, said Register's Office.
Subject to any and all existing restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3899 Hutson Avenue, Nashville, TN 37216

(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 our hands this 4th day of June, 2002.

Jimmie B. Crowell
Jimmie B. Crowell

Perlita R. Crowell
Perlita R. Crowell

BY: Jimmie B. Crowell AIF
Jimmie B. Crowell, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/07/02 08:10 2pgs
Fees:13.00 Taxes:292.30

20020607-0069300

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 Jimmie B. Crowell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 4th day of June, 2002.

Commission expires:

Notary Public

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 Jimmie B. Crowell with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Perlita R. Crowell as her Attorney in Fact as the free act and deed of the within named Perlita R. Crowell.

Witness my hand and official seal at Goodlettsville, Tennessee, 37072.

Notary Public
My Commission expires: