WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/09/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/20/04 08:52 3pgs
Fees:18.00 Taxes:392.20

20040720-0086167

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick C. Craig	Derrick C. Craig	163-00-0-015.00
(NAME)	(NAME)	
4904 Ottenville Road	4904 Ottenville Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Derrick Craig, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Derrick Craig, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat book 57, page 111, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4904 Ottenville Avenue, Antioch, TN 37013

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of July, 2004.

Marvin Carlton By Attorney in Fact

Marvin Carlton

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Marvin Carlton*, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

* John Carlton, individually and Marvin Carlton by John Carlton, attorney in fact

Witness my hand and official seal at office this the 9th day of July, 2004.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

Being Lot No. 34 located in the Fifth Civil District of Davidson County, Tennessee, in the Shields Antioch Place, described as follows:

Fronting 181 5/12 feet on the South side of Ardenville Avenue, thence running back between lines 178 feet on the West line and 296 feet on the East line to a real line which measures 40 feet.

Being the same property conveyed to Marvin Carlton by deed from Ruby Elizabeth Patterson, unmarried dated January 20, 2004 and filed for record in Instrument No. 20040120-0007358, Register's Office for Davidson County, Tennessee.