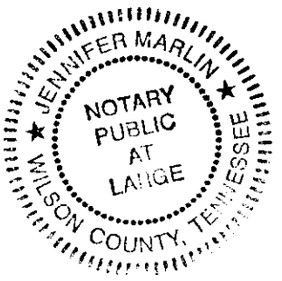
File No. 260400829

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 6-4-06.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/08/06 11:31 2 pgs
Fees:13.00 Taxes:443.63

20060608-0068119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott W. Thom	First Horizon Home Loan	84-12-74
(NAME)	(NAME)	
2428 Maplecrest Drive	1555 W. Walnut Hill Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela L. Criswell-Massey and Husband Todd Massey,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott W. Thom and Wife Britt E. Stadig

HEREINAFTER CALLED THE GRANTEE(S), THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 147 on the Plan of MAPLECREST, as of record in Plat Book 1835, Page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angela L. Criswell by deed from Eric Weitlauf and wife, Melody J. Freeman Weitlauf of record in Instrument number 20020402-0039797, Register's Office for said County.

The said Angela L. Criswell having since married is joined in this conveyance by her husband Todd Criswell in order to convey any interest he may have in said property. For the purposes of this transaction, the said Angela L. Criswell is also known as Angela L. Criswell-Massey.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2428 Maplecrest Drive, Nashville, TN 37214
(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 GRANTEE(S), THIER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), THIER 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 31st day of May, 2006.

Angela L. Criswell-Massey by Sharon Mayberry Follis Atty-in-fact
Angela L. Criswell-Massey,

Todd Massey by Sharon Mayberry Follis Atty-in-fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sharon Follis, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument Number ✱20060608 0068118, Registers Office for Davidson, the **Attorney-in-Fact** of Angela L. Criswell-Massey and Todd Massey (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 31st day of May, 2006.

Witness my hand at office this 31st day of May, 2006.

Commission expires: 6-4-06

Jennifer Marlin
Notary Public

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

File Number: 260400829
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

DLETND1501
After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027