WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Jeanette M Frump
Affiant Gregory S Frump

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25rd DAY OF JANUARY, 2007.

Eleanor Stickler
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELEANOR STICKLER
Notary Public, State of Michigan
County of Macomb
My Commission Expires Dec. 08, 2012
Acting in the County of

BOX 13
12811

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Van Meter	Crystal Van Meter	182060A24200CO
(NAME)	(NAME)	
7240 Legacy Drive	7240 Legacy Drive	
(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, Jeanette M. Frump and husband, Gregory S Frump, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crystal Van Meter and husband, Brian Van Meter 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 all of Lot No. 252, on the Final Plat, Old Hickory Hills, Phase Two- Section Three, as shown by plat appearing of record in Instrument No.20040420-0044507, as corrected Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, of the Register's Office of Davidson county, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeanette M. Frump and Gregory S. Frump, wife and husband, by deed of record in Instrument No. 20050316-0028904, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 7240 Legacy Drive, 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.

Davidson County DEEDWARR
Recvd: 02/02/07 15:23 2 pgs
Fees:13.00 Taxes:529.10

20070202-0014292

Witness our hands this 23rd day of January, 2007.

Jeanette M Frump

Gregory S Frump

STATE OF Michigan

COUNTY OF Mecosta

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette M. Frump and Gregory S. Frump 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 purpose therein contained.

Witness my hand and official seal at Remus, Mi, this 23rd day of January, 2007.

Commission expires: 12/08/2012

Eleanor Stickler

Notary Public

ELEANOR STICKLER
Notary Public, State of Michigan
County of Mecosta
My Commission Expires Dec. 08, 2012
Acting in the County of Mecosta