WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/4/07

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Craighead	**Scott Craighead**	**044150123.00**
(NAME) **1218 Rosewood Trail**	(NAME) **SAME**	
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS) **SAME**	
(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,

Rebecca W. Hitt and Elizabeth W. Kunkle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Craighead and wife, Lisa G. Craighead

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:
Being Lot No. 8, Section D, Village of Old Hickory, as shown on plan recorded 7/16/48, Book 1424, page 65, in the Register's Office for Davidson County, Tennessee; located on the northwest corner of the intersection of Hadley Avenue and Tenth Street, containing 0.31 acres more or less.

Being the same property conveyed to Nola B. Warren, et al by deed from E. I. Dupont DeNemours and Company of record in Book 1941, page 292, Register's Office for Davidson County, Tennessee. Further conveyed to Nola B. Warren by deed of record in Book 2965, page 101, Register's Office for said County. Nola B. Warren died testate on June 2, 2007 , a resident of Davidson County, Tennessee, and her Last Will and Testament properly recorded in the Seventh Circuit Court Clerk's Office for Davidson County dated 7/25/07 at Docket # 07P1046, bequeaths said property to Rebecca W. Hitt and Elizabeth W. Kunkle. The said Rebecca W. Hitt duly qualified and acting Administrator of the Estate of Nola B. Warren further conveys property to Rebecca W. Hitt and Elizabeth W. Kunkle by deed dated 8/9/07 and recorded in Instrument # 20070817-0098724, Register's Office for Davidson County.

The foregoing description is the same as that contained in the prior deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

Grantor(s) and Grantee(s) acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and that no Owners Title Insurance is being issued on the property covered in this deed and that All-Star Title, shall have no liability for the status of title to the property for the accuracy of such information.

Grantee(s) acknowledge that they are aware the no Owners Title Insurance is being issued on the property covered in this Deed and the All-Star Title, shall have any liability as the the status of Owners Title to the property.

unimproved ☐
This is improved ☒ property, known as **912 Hadley Ave., Old Hickory, TN 37138**
(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: 09/06/07 10:34 2 pgs
Fees:13.00 Taxes:296.00
20070906-0106935

Witness our hands this day of Sept 4, 2007.

Rebecca W. Hitt by James E. Summar Sr. her Attny in fact
Rebecca W. Hitt

Elizabeth W. Kunkel by James E. Summar Sr. her Attny in fact
Elizabeth W. Kunkle

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, **Rebecca W. Hitt** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this

_____
Notary Public

~~**RETURN TO:**~~
Scott Craighead
1218 Rosewood Trail
Mt. Juliet, TN 37122

Return to
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named **James E. Summar, Sr.** as Power of Attorney for **Rebecca W. Hitt and Elizabeth W. Kunkle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **James E. Summar, Sr.** is the Power of Attorney of 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 on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this 4th day of September, 2007.

_____
Notary Public

My commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds