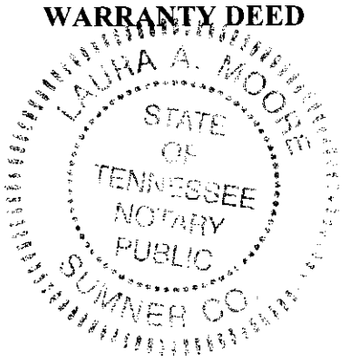
File No. 271001549

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$93,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2007.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/14/07 09:59 2 pg
Fees:13.00 Taxes:360.75

20071114-0133443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Touloeisani	SunTrust Mortgage, Inc.	119-13-0-122.00
(NAME)	(NAME)	
474 Timmons Street	201 Fourth Avenue North 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(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, I,

Kevin Randel Crotts and Steven Lloyd Crotts and Randel L. Crotts,

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

Shawn Touloeisani, a married man,

HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 34, on the Map of College Heights, as shown by plat appearing of record in Plat Book 332, Page 19, 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 Lena Crotts by Quitclaim Deed dated September 2, 1999 of record in Book 11649, Page 476, Register's Office for Davidson County, Tennessee.

The said Lena Crotts having since deceased on February 19, 2002, leaving Randel L. Crotts and Kevin Randel Crotts and Steven Lloyd Crotts, surviving heirs per Affidavit of Heirship of record in Instrument Number 20031031-0160201, Register's Office for Davidson County, Tennessee.

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 474 Timmons Street, Nashville, TN 37211
(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), HIS 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), HIS 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 hands this 31st day of October, 2007.

Randel L. Crotts

Kevin Randel Crotts

Steven Lloyd Crotts

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Randel L. Crotts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of October, 2007.

Commission expires: April 7, 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 271001549

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

State of Tennessee
County of Wilson

*20071114-0133442

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Randel L. Crotts, with whom I am personally qcquainted, and who acknowledged that he executed the within isntrument for the purposes therein contained, and who further acknowledged that he is pursuant to Power of Atorney of record in Instrument Number *_____, Register's Office for Davidson County, Tennessee, the Attorney-in-Fact of Kevin Randel Crotts and Steve Lloyd Crotts (herein called the "Maker"), or a constituent of the Maker and is authorzied by the Maker or by its constituents, the constituent being authorized by the Maker, to executed this instrument as the free act and deed of the Maker on this 31st day of October, 2007.

My Commission Expires: June 27, 2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.