WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

LeTaun J. Cole Cotton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF FEBRUARY, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
STATE OF TENNESSEE
Exp. 3/21/09

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeTaun J. Cole Cotton	Guaranty Trust Company	Map 135-14-A
(NAME) 1414 Overhill Drive	(NAME) 640 Broadmor Blvd, No. 100	Parcel 165
(ADDRESS) Inglewood, CA 90302	(ADDRESS) Murfreesboro, TN 37129	
(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, **CARL B. CROWDER AND WIFE, KAREN K. CROWDER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LETAUN J. COLE COTTON, MARRIED,** 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 Lot No. 165 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Plat Book 6900, page 524, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carl B. Crowder and wife, Karen K. Crowder, by deed dated April 28, 1989 from Centex Real Estate Corporation of record in Book 7835, page 914, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 524, said Register's Office; and (c) restrictive covenants of record in Book 7032, page 733, Book 7067, page 739, Book 10097, page 390, Instrument #20010504-0046047 and Instrument #20010504-0046048, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 613 Rocky Mountain Parkway, Antioch, Tennessee 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: 02/08/08 12:15 2 pgs
Fees:13.00 Taxes:555.00
20080208-0013226

Witness our hands this 6th day of February, 2008.

02-06-08

Carl B. Crowder

2-6-08

Karen K. Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl B. Crowder and Karen K. Crowder, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6 day of February, 2008.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. 3/21/09
DAVIDSON COUNTY, TENN.

Notary Public