File No. 280501070

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2008.

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: 06/12/08 10:56 3 pgs
Fees:18.00 Taxes:409.96
**20080612-0060622**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig Anderson | ~~Craig Anderson~~ CTX Mtg. | 119.03-O-038.00 |
| (NAME) | (NAME) | |
| 104 Stirton Road | P.O. Box 199114 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Dallas, TX 75219-9114 | |
| (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, Jackie Crocker, Executrix for the Estate of Lucian E. Crocker**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Craig Anderson and Valerie Anderson, husband and wife**, hereinafter called the grantee(s), 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. 9 on the Plan of Crescent Heights, as shown by plat of record in Plat Book 2331, page 106, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 9 fronts 115 feet on the northerly side of Stirton Road and runs back 138.11 feet on the westerly line and 114.8 feet on the easterly line, to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to Lucian E. Crocker and Wife Dorothy N. Crocker by Deed dated May 12, 1956 from Carl Batson, Inc. of record in Deed Book 2539, page 411, Register's Office for said County.

The said Lucian E. Crocker and Wife Dorothy N. Crocker having since deceased.

Jackie Crocker, Executrix for the Estate of Lucian E. Crocker as stated in the Probate Will for Lucian E. Crocker, of record in the Probate Court for Davidson County, Tennessee at Nashville, Docket Number 07P689.

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 104 Stirton Road, Nashville, TN 37210
(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), THEIR 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), 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.

Witness my/our hands this 10th day of June, 2008.

Jackie Crocker Executrix of the Estate of

Jackie Crocker , Executrix of the Estate of Lucian E. Crocker

Lucian E. Crocker

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Crocker with whom I am personally acquainted and who upon her oath acknowledged Jackie Crocker to be the for the Estate of Lucian E. Crocker the within named bargainer, a corporation, and that, Jackie Crocker, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 10th day of June, 2008.

Commission expires: April 7 2009

Laura A Moore

Notary Public

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

**File Number: 280501070**

**RETURN TO:**

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

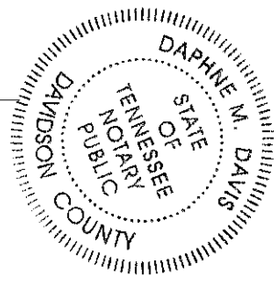
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires:11-14-2009




(Seal)