291000050

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2009.

Notary Public
MY COMMISSION EXPIRES: 5/14/2011
File No. G9-8823D

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

Davidson County DEEDWARR
Recvd: 10/28/09 13:57 3 pgs
Fees:18.00 Taxes:410.70
20091028-0099546

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amber L. Larkin, an unmarried woman (NAME)	COLDWELL BANKER MORTGAGE (NAME)	33-12-50
446 Gates Road (STREET ADDRESS)	1 MORTGAGE WAY (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	MT. LAUREL, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John T. Craig and Margaret Craig, both unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber L. Larkin, an unmarried woman,** 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. 220 on the plan of GATEWOOD, SECTION I, as shown by plat of record in Book 3300, Page 47-52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 95 feet on the easterly side of Gates Road and extends back 164 feet on the southwesterly line and 179.6 feet on the northeasterly line, which is a broken line, to a line in the rear measuring 70.6 feet thereon.

BEING the same property conveyed to John T. Craig and Margaret Craig, husband and wife from Jones Lumber Company, Incorporated, by Deed dated April 24, 1967, in Book 4128, Page 494, in the Register's Office for Davidson County, Tennessee.
John T. Craig and Margaret Craig are divorced and are now both unmarried.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 446 Gates Road, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this 26th day of October, 2009.

x John T. Craig
John T. Craig

October 26, 2009
Date

x Margaret L. Craig
Margaret Craig

October 26, 2009
Date

STATE OF Tennessee

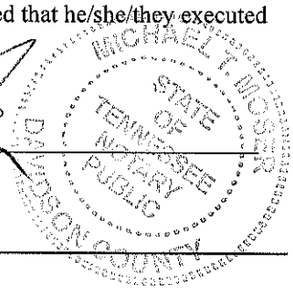
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John T. Craig and Margaret Craig, both unmarried, the bargainor(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 and official seal, this 26th day of October, 2009.

My Commission Expires: 3/20/13

Notary Public



STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of October, 2009.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

