BILL GARRETT, Davidson County
Trans: T20090079636 DEEDWARR
Recvd: 11/23/09 15:48 2 pgs
Fees: 13.00 Taxes: 536.50
20091123-0107752

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00
Lee Crabtree
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF ____, 2009.
Kate Rosenthal
Notary Public
MY COMMISSION EXPIRES: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
Nona Crittenden and David Austin	New Owner	
(NAME) 535 Moncrief Ave.	(NAME)	018-15-0/019.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **Kelly Pickern and husband, Timothy Pickern**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nona M. Crittenden and David A. Austin**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RESUBDIVISION OF LOTS 43, 44, AND 45 MONCRIEF SUBDIVSION, NOT OF RECORD DESCRIBED ACCORDING TO A SURVEY MADE BY SOUTHERN LAND AND ASSOCITES DATED AUGUST 11, 1977, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MONCRIEF AVENUE AT THE WEST CORNER OF THE JERNIGAN PROPERTY OF RECORD IN BOOK 4621, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID JERNIGAN'S PROPERTY LINE SOUTH 41 DEGREES 03' EAST 324.85 FEET; THENCE SOUTH 48 DEGREES 56' WEST 185.58 FEET; THENCE NORTH 56 DEGREES 28' WEST 417.56 FEET TO THE SOUTHEASTERLY MARGIN OF MONCRIEF AVENUE; THENCE WITH THE SAME AROUND A CURVE HAVING A RADIUS OF 270 FEET NORTHEASTERLY 165.11 FEET; THENCE CONTINUING WITH SAID AVENUE NORTH 72 DEGREES 48' EAST 147.62 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KELLY PICKERN AND HUSBAND, TIMOTHY PICKERN HEREIN BY DEED OF RECORD IN INSTRUMENT NO. 20080204-0011760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 535 Moncrief Ave. Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and

that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 13th day of November, 2009.

Kelly Pickern

Timothy Pickern

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kelly Pickern and Timothy Pickern, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 13th day of November, 2009.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY