39-B

File No. 291100116

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090083591 DEEDWARR
Recvd: 12/11/09 08:33 2 pgs
Fees:13.00 Taxes:454.73
20091211-0113113

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Lamar Jeffery Ernst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2009.

Angela Williams
Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamar Jeffery Ernst	Pinnacle National Bank	10812027100
(NAME)	(NAME)	
857 Sandbury Place	211 Commerce St., Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37201	
(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, John Wayne Crawford and wife, Ann Crawford, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Lamar Jeffery Ernst, 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 Lot No. 16 on the plan of Elmcrest Subdivision, of record in Plat Book 7900, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John Wayne Crawford and wife, Ann Crawford by deed from Freeda Ann Davis of record in Instrument 20010220-0015585 on 02/15/2001 and filed for record on 02/20/2001, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 52, said Register's Office.

Restrictions of record in Book 8326, Page 915, said Register's Office.

Water Line Easement to Nashville of record in Book 8127, Page 853, said Register's Office.

Sewer Line Easement to Nashville of record in Book 8127, Page 901, said Register's Office.

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 857 Sandbury Place, Nashville, TN 37214
(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 4th day of December, 2009.

John Wayne Crawford by Ann Crawford His Attorney in Fact

John Wayne Crawford, By: Ann Crawford His Attorney in Fact

Ann Crawford

Ann Crawford

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ann Crawford 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 4th day of December, 2009.

Commission expires: 9.2.2013

Tracey Trumphour, Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Wislon

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ann Crawford, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20091211-0113112 Registers Office for Davidson, the **Attorney-in-Fact** of John Wayne Crawford (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 12/4/2009.

My Commission Expires:. 9.2.2013

Tracey Trumphour, Notary Public.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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RETURN TO:
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