WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033157 DEEDWARR
Recvd: 06/02/10 10:03 2 pgs
Fees:13.00 Taxes:673.40
20100602-0042295

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip S. Tatum	Pinnacle National Bank	054-13-114
(NAME)	(NAME)	
204 Rolling Mill Road	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(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, John Craighead and Jerry Craighead and John Craighead and Jerry Craighead, Trustees for Michael Craighead, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip S. Tatum, an unmarried man, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 87 on the Plan of Brandywine Farms Subdivision, Section II, as of record in Book 3700, Page 28, Register's Office for said County.

Said Lot No. 87 fronts 124.1 feet on the southerly margin of Rolling Mill Road and runs back between lines, the easterly line being 338.8 feet and the westerly line being 287.2 feet to a line in the rear measuring 155.2 feet thereon.

Being the same property conveyed to Annie S. Craighead, by warranty deed from Gregory S. Gaines and wife Gina P. Gaines dated May 29, 1992, of record in Book 8637, Page 170, Register's Office for Davidson County, Tennessee. The said Annie S. Craighead having since died testate leaving as her heirs John Craighead, Jerry Craighead and John Craighead and Jerry Craighead as Trustees for Michael Craighead reference Probate Docket #01O-1006.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 204 Rolling Mill Road, Old Hickory, TN 37138

(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.

Witness our hands this 26th day of May, 2010.

John Craighead - Trustee
John Craighead, Trustee

John Craighead
John Craighead

Jerry Craighead, TRUSTEE
Jerry Craighead, Trustee

Jerry Craighead
Jerry Craighead

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Craighead and Jerry Craighead, 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 Mt Juliet, Tennessee, this the 26th day of May, 2010.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Craidhead and Jerry Craighead with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Michael Craighead and that they as such Trustees executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 26th day of May, 2010.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County