File No. 210070466

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053915 DEEDWARR
Recvd: 08/30/10 13:16 2 pgs
Fees:13.00 Taxes:530.95
20100830-0068578

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-19-12

(AFFIX SEAL)

KENDRA SAJA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Edie M. Deardorff	SunTrust Mortgage	
(NAME) 206 Hurst Drive	(NAME) 1605 21st Avenue S.	MAP/PARCEL 05306001800
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville TN 37212	
(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, Hugh Alvin Crosslin, Jr., Thomas Henderson Crosslin Sr., Thomas Henderson. Crosslin, Jr., and Donnie E. Crosslin, Devisees under The Last Will and Testament of Willie Ethel Crosslin**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and **convey unto Edie M. Deardorff, unmarried and Patrick Rizzo, unmarried, joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 42, on the plan of Section Two, Fairway View, of record in Plat Book 2900, Page 100, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Hugh A. Crosslin, Sr. and wife, Willie S. Crosslin by Deed from Impala Homes, Inc., dated 06/13/1963 and filed for record on 06/14/1963 in Book 3572, Page 609, Register's Office for Davidson County, Tennessee. The said Hugh A. Crosslin, Sr. died on 09/26/1995, leaving Willie S. Crosslin the sole surviving tenant by the entirety. The said Willie Ethel Crosslin died testate on 03/03/2008 devising subject property to Hugh Alvin Crosslin, Jr., Kenneth Eugene Crosslin, Thomas Henderson Crosslin, Thomas H. Crosslin, Jr. and Donnie E. Crosslin as evidenced by the Last Will and Testament of Willie Ethel Crosslin filed in Document No 08P1379, in the Probate Court Clerk's Office for Davidson County. The said Kenneth Eugene Crosslin having predeceased Willie Ethel Crosslin on 02/16/2008. For further reference, see Affidavit of Heirship of record in Instrument 20091103-0101668, said Register's Office.

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 206 Hurst Drive, 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 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 26th day of August, 2010.

Thomas Henderson Crosslin Sr. by Hugh alvin Crosslin atty in fact

Thomas Henderson. Crosslin, Sr. by Hugh Alvin Crosslin, Jr atty in fact

Hugh Alvin Crosslin Jr.

Hugh Alvin Crosslin, Jr.

Donnie E. Crosslin by Hugh alvin Crosslin Jr atty in fact

Donnie E. Crosslin by Hugh Alvin Crosslin, Jr atty in fact

Thomas Henderson Crosslin Jr. by Hugh Alvin Crosslin Jr atty in fact

Thomas Henderson Crosslin, Jr. by Hugh Alvin Crosslin, Jr atty in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hugh Alvin Crosslin, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 8/26/2010.

My Commission Expires: 6-5-12

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Hugh Alvin Crosslin, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book *____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Thomas Henderson Crosslin, Sr. (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 8/26/2010.

My Commission Expires:. 6-5-12

*201008 30-0008575

, Notary Public.

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Hugh Alvin Crosslin, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book *____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Thomas Henderson Crosslin, Jr. (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 8/26/2010.

My Commission Expires:. 6-5-12

*201008 30-0008577

, Notary Public.

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Hugh Alvin Crosslin, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book *____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Donnie Eugene Crosslin (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 8/26/2010.

My Commission Expires:. 6-5-12

*201008 30-0008576

, Notary Public.

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 210070466

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122