File No. 110215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032118 DEEDWARR
Recvd: 05/31/11 13:17 2 pgs
Fees:13.00 Taxes:469.90
20110531-0041290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Joshua B. Krebs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2011.

Dolly T. Peal
Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua B. Krebs	Mortgage Investors Group	162-03-0-375.00
(NAME)	(NAME)	
4944 Algonquin Trail	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-3502	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, **Brian P. Crawford and wife, Denise Crawford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Joshua B. Krebs and Katherine E. Krebs, husband and wife**, 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. 95 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, page 143, Register's Office for said County.

Said Lot No. 95 is a corner lot fronting on Algonquin Trail and Algonquin Court described as beginning at a point which is the common front corner of Lots 95 and 96 in the easterly margin of Algonquin Trail; thence, with the line between said lots easterly 135.6 feet to the common corners of Lots 94 and 95 southerly 156.7 feet to a point in the northerly margin of Algonquin Court; thence, with the northerly margin of said Court westerly 83.0 feet to the beginning of a curve to the right; thence, around said curve to the right 36.27 feet to a point in the easterly margin of Algonquin Trail; thence, with the easterly margin of said Trail 89.7 feet to the point of beginning.

Being the same property conveyed to Brian P. Crawford and wife, Denise Crawford by deed from Nicholaus Bryan Gowan and Carrie Anne Mayfield-Gowan in Instrument No. 20080702-0068230, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4882, page 842, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4944 Algonquin Trail, Antioch, TN 37013-3502
(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

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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 27th day of May, 2011.

Brian P. Crawford by Denise Crawford, Attorney in Fact
by Power of Attorney recorded immediately prior hereto
in Instrument No. 20110531-0041289

Denise Crawford

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 Denise Crawford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2011.

Commission expires: April 23, 2013

Dolly T Peay, Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 Denise Crawford with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Brian P. Crawford as his Attorney in Fact as the free act and deed of the within named Brian P. Crawford.

Witness my hand and official seal this 27th day of May, 2011.

Commission expires: April 23, 2013

Dolly T Peay, Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER