WARRANTY DEED

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-20-12

Notary Seal (if on paper)

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/8/2012 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noel E. Walker	Brand Mortgage Group	98-09-0-A-007.00-CO
(NAME)	(NAME)	
5525 Regatta Boulevard	6224 Sugarloaf Parkway, Ste 200	Davidson County DEEDWARR Recvd: 07/07/11 13:22 2 pgs Fees:13.00 Taxes:758.50 **20110707-0052075**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Duluth, GA 30097	
(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, **William T. Crankshaw Jr. and wife, Annette Crankshaw**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Noel E. Walker and wife, Lynn Walker**, hereinafter called the GRANTEE(S), their heirs and/or 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. 106 on the Plan of Phase One, Lake Shore as of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William T. Crankshaw Jr. and wife, Annette Crankshaw by Warranty Deed dated September 21, 2006 from Michael Olin and wife, Kelli Olin as recorded in Instrument No. 20060925-0118212, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2011 and subsequent years, a lien not yet due and payable.
Subject to Homeowner's Association Dues.
All matters as set forth on the plat of record in Plat Book 6900, Page 684 and PUD Boundary Plat recorded in Plat Book 6900, Page 683, Register's Office for County, .
Declaration of Covenants, Conditions and Restrictions of record in Book 7572, Page 669, Register's Office for County, .
Charter of the Homeowner's Association of record in Book 7892, Page 464 and Book 8709, Page 424, Register's Office for County, .
Quitclaim Deed to the Home Owners Association for the Common Area of record in Book 8697, Page 123, Register's Office for Davidson County, Tennessee.
Subject to the rise and fall of Percy Priest Lake. Property borders Percy Priest Lake.

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 5525 Regatta Boulevard, Hermitage, TN 37076
(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/or 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/or 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 5th day of July, 2011.

William T Crankshaw Jr.
by Jeff Rowlett, his Attorney in Fact
William T. Crankshaw
by Jeff Rowlett, his attorney in fact

Annette Crankshaw
by Jeff Rowlett, her Attorney in Fact
Annette Crankshaw
by Jeff Rowlett, her attorney in fact

State of Tennessee
County of Wilson

On this 5th day of July, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jeff Rowlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of William T. Crankshaw, Jr., and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20110707-0052073, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 5th Day of July, 2011.

My Commission Expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 5th day of July, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jeff Rowlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Annette Crankshaw and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20110707-0052074, Register's Office of County, Tennessee.

Witness my hand and official seal this 5th Day of July, 2011.

My Commission Expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01291-1193
SMG TN Warranty Deed