BILL GARRETT, Davidson County
Trans:T20120058226 DEEDWARR
Recvd: 08/07/12 08:02 2 pgs
Fees:13.00 Taxes:1172.90

20120807-0070049

Mail (Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $317,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2012.

Notary Public

My commission expires:

Parthenon Title Agerncy
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad Alan Crow **Ashley Michelle Crow**	~~**New Owner**~~ Supreme Lending	**Map\Parcel: 155-12-0-A-011.00CO**
7241 Magnolia Hills Drive	14801 Quorum Dr #300	
Nashville, TN 37221	Dallas TX 75252	

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 ACKNOWLEDGE, WE,

Alan D. Sissel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Alan Crow and wife, Ashley Michelle Crow

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. 11, on the Final Plat of Magnolia Hills, a Planned Unit Development, of record in Book 7900, Page 809, 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 Alan D. Sissel and wife, Helen M. Sissel by Warranty Deed from TR&D Homes, Inc., a Tennessee corporation, of record in Instrument No. 20040610-0069014, dated June 7, 2004, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Alan D. Sissel, by Quitclaim Deed of record in Instrument No. 20071120-0136028, dated November 20, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 809, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9498, Page 329 and amended in Book 9499, Page 860, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 782, Register's Office for DAVIDSON County, Tennessee.
Water Supply and Easement of record in Book 1196, Page 260, Register's Office for DAVIDSON County, Tennessee.
By-laws of record in Book 9499, Page 875, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7241 Magnolia Hills Drive, Nashville, TN 37221.

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 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 my/our hand(s) this 31st day of July, 2012.

Alan D. Sissel

~~Helen M. Sissel~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Alan D. Sissel ~~and Helen M. Sissel~~, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2012.

My Commission Expires: 9/23/13

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120703RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027