This instrument prepared by:
Sabrina J. Craig
1608 Rice Hill Court
Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20120058516 DEEDWARR
Recvd: 08/07/12 14:28 3 pgs
Fees:18.00 Taxes:0.37
20120807-0070385

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Sabrina J. Craig, et al	Sabrina J. Craig, et al	Map/Parcel:
1608 Rice Hill Court	1608 Rice Hill Court	149-11-0-A04-50-000
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

$ 101.00 LM.

FOR AND IN CONSIDERATION of the sum of ~~ONE DOLLAR AND NO/100 ($1.00)~~, cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sabrina J. Craig, an unmarried woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Sabrina J. Craig, an unmarried woman and Ann Boyd, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Sabrina J. Craig, an unmarried woman by Deed from Eddie Runyon of record in ~~Book~~ Instrument # 20000120006969, ~~Page~~ _____, said Register's Office.

The express purpose of this conveyance is to Add Co-Owner From Title.

This is unimproved ( ) property known as 1608 Rice Hill Court, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 15 day of July, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sabrina J. Craig

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson) ss

Personally appeared before me, Ann Stathos Donnell, a Notary Public in and for said County and State, **Sabrina J. Craig** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 15 day of July, A.D., 2011.

NOTARY STAMP/SEAL

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

NOTARY PUBLIC
Notary Commission Expires: 01/07/13

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $10.00.

Subscribed and sworn to before me this the 15 day of July, 2011.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 01/07/13

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NO. 45, ON THE PLAN OF RICE HILL, PHASE 2, OF RECORD IN PLAT BOOK 6900, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM EDDIE RUNYON, UNMARRIED TO SABRINA J. CRAIG, UNMARRIED, AS DESCRIBED IN INST. # 200001200006969, DATED 01/14/2000 AND RECORDED 01/20/2000 IN DAVIDSON COUNTY RECORDS.

Tax/Parcel ID: 149-11-0-A04-50-0CO