BILL GARRETT, Davidson County
Trans:T20120074556 DEEDWARR
Recvd: 10/02/12 15:04 2 pgs
Fees:13.00 Taxes:517.63
20121002-0089947

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:( ) Title No: 51576
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Salynn K. Evans 1037 PAWNEE TRAIL MADISON, TN 37115	SWBC MORTGAGE CORPORATION 9311 SAN PEDRO, SUITE 100 SAN ANTONIO, TX 78216

TAX MAP-PARCEL NUMBERS:053-09-0B-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Crandall**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Salynn K. Evans** and husband Eric D. Evans hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section Five, Cumberland Station at Wilson Camp, of record in Instrument No. 20060118-0006553, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Crandall by deed from Lindsey Clark f/k/a Lindsey Myers and Dan Clark, wife and husband, dated February 29, 2019, recorded March 5, 2012 in Instrument No. 20120305-0019289, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20060118-0006553, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011015-0112096, Instrument No. 20020919-0114055, Instrument No. 20031030-0154748, and Instrument No. 20060213-0017249, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1037 Pawnee Trail, Nashville, Tennessee 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25 day of September, 2012.

X _____
Daniel L. Crandall

State of TENNESSEE
County of DAVIDSON

On this 25 day of September, 2012, before me the undersigned authority, personally appeared Daniel L. Crandall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6/30/14

X _____
Notary

VERONICA A. JAKUPCZYK
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7350965
My Commission Expires June 30, 2014

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,900.00

_____
Affiant

Sworn and subscribed before me this the 26th day of September, 2012

_____
Notary Public

My Commission Expires: 11/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY