12/3/12
Please record in DAV Co - tax stamp - indebtedness pd in Williamson Co.

RECORDING STAMP ON BACK PAGE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

KAREN L. TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return To:
Mail
FOUNDATION
TITLE AND ESCROW, LLC
2072 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & B Realty Holdings, LLC, a Tennessee limited liability company	Same	15810002700
(NAME) ~~6308 Wildwood Valley Dr.~~ →	(NAME) 2419 Hidden River Lane	
(ADDRESS) ~~Brentwood, TN 37027~~ →	(ADDRESS) Franklin TN 37069	
(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, I/WE, **Kenneth Marston Crews, Mary Ann Stevens Crews and Stephanie Ann Crews Sundock**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J & B Realty Holdings, LLC, a Tennessee limited liability company**, 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, and Williamson County, Tennessee, being Lot No. 8 on the Plan of Wildwood Valley Estates, as of record in Plat Book 2, page 109, Register's Office of Williamson County, Tennessee, and of record in Book 3700, page 41, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Shamrock Drive, at the common corner of Lots 8 and 22; thence with the line between said lots, northerly 228 feet to a point in the line of Lot 9; thence with the line between Lots 8 and 9, westerly 175.7 feet to a point in the easterly margin of Wildwood Valley Drive; thence with the margin of the same; southerly 205 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the northerly margin of Shamrock Drive; thence with the margin of the same, easterly 184.12 feet to the point of beginning.

Being the same property conveyed to Evelyn Hooper Stevens, Evelyn Louise Stevens and Mary Ann Stevens Crews by deed from Hillsboro-Harpeth Corporation dated 5/4/66 of record in Book 4019, Page 484, Register's Office of Davidson County, Tennessee. Evelyn Hooper Stevens died testate on 8/21/87 and by Last Will and Testament devised her interest in subject property to Evelyn L. Stevens and Mary Ann Crews. Evelyn Louise Stevens (aka Evelyn L. Crews) died testate on 3/31/10 and by Last Will and Testament admitted to probated in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 10P786, a copy of which was filed for record in Instrument No. 201110110079042, Register's Office of Davidson County, Tennessee, the interest of said Evelyn Louise Stevens in the within described property was devised to Stephanie Ann Crews and Kenneth Marston Crews. Oath is made that Stephanie Ann Crews is now known as and is one and the same person as Stephanie Crews Sundock.

BILL GARRETT, Davidson County
Trans:T20120094201 DEEDWARR
Recvd: 12/10/12 12:07 3 pgs
Fees:17.00 Taxes:0.00

20121210-0113543

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6308 Wildwood Valley Dr., Brentwood, TN 37027

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, has 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 our hands this **26th** day of **September, 2012**

Stephanie Ann Crews Sundock

Kenneth Marston Crews

Mary Ann Stevens Crews, BY: Kenneth Marston Crews, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Kenneth Marston Crews and Stephanie Ann Crews Sundock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and official seal, this **26th** day of **September, 2012**

Notary Public

My commission expires: 8/23/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kenneth Marston Crews, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mary Ann Stevens Crews, and who acknowledged that he executed the same as the free act and deed of the said Mary Ann Stevens Crews, by virtue of a Power of Attorney, duly executed and appearing of record in Book 5714 page 536, said Register's Office.

BOOK 5714

Witness my hand and official seal this 26th day of September, 2012.

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 8/23/14

NOTARY PUBLIC

BK: 5714 PG: 544-545

12043131

2 PGS : AL - DEED	
JENNIFER BATCH: 271092 10/04/2012 - 09:20 AM	
BATCH	271092
MORTGAGE TAX	0.00
TRANSFER TAX	1135.90
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1148.90

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS