RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128-1485

BILL GARRETT, Davidson County
Trans:T20130044964 DEEDWARR
Recvd: 05/30/13 11:18 2 pgs
Fees:13.00 Taxes:888.00
20130530-0054431

Warranty Deed

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 28th day of May, 2013. Notary Public My commission expires: 10/30/16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Philip O. Darr Linda M. Darr	Sumner Bank and Trust	
7163 Riverfront Dr.	967 A Grassland Place	126-16-0A-385.00-CO
Nashville, TN 37221	Gallatin, TN 37066	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAY S. CROSSON AND FRANCES M. CROSSON FKA FRANCES M. CHITWOOD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP O. DARR AND LINDA M. DARR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 449 on the Plan of Final Plat Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jay S. Crosson, an unmarried man and Frances M. Chitwood, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Corinthian Custom Homes, Inc. of record at Instrument No. 20051102-0132528, dated October 31, 2005 and recorded on November 02, 2005, in the Register's Office for Davidson County, Tennessee. Frances M. Chitwood now being known as Frances M. Crosson.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7163 Riverfront Dr., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2013.

Jay S. Crosson

Frances M. Crosson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jay S. Crosson and Frances M. Crosson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY