# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051064 DEEDWARR
Recvd: 06/18/13 10:08 2 pgs
Fees:13.00 Taxes:344.10
20130618-0061977

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melba R. Payne | Magna Bank | 08410005500 |
| (NAME) | (NAME) | |
| 2205 Weona Drive | P.O. Box 17257 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Memphis, TN 38187-0257 | |
| (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, WE, **Donald N. Crosby and Randee Crosby, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melba R. Payne, unmarried**, 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 Number 288 on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Donald N. Crosby and wife, Randee Crosby, by deed from Molly Anne Simmons, a single person, dated September 21, 2010 of record in Instrument No. 20100921-0075099, Register's Office of Davidson County, Tennessee.

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 X property, known as 2205 Weona Drive, Nashville, TN 37214

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 **13th** day of **June, 2013**

Donald N. Crosby

Randee Crosby by Donald N. Crosby Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Donald N. Crosby**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **June, 2013**

Notary Public

My commission expires: 5-5-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald N. Crosby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Randee Crosby, as her Attorney In Fact, under Power of Attorney bearing Book *, page _____, Register's Office for Williamson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Randee Crosby, under said Power of Attorney. * 20130618-0061976

Witness my hand and official seal at office in Franklin, Tennessee, this the 13th day of June, 2013.

Notary Public

My Commission Expires:

5-5-15