# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Vernon D. Criswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 08, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 371125

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Vernon D. Criswell | Vernon D. Criswell | 03312001200 |
| (NAME) | (NAME) | |
| 3702 Baxter Avenue | 3702 Baxter Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130053613 DEEDWARR
Recvd: 06/25/13 09:26 2 pgs
Fees:13.00 Taxes:222.00

20130625-0065040

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BILLY WAYNE DARKS, JR.; HEATHER DAWN DARKS AMICK; RICHARD JANSCH AND JIM JANSCH (aka JAMES H. JANSCH,JR. ) ALL AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF BILLY W. DARKS, DECEASED AND RICHARD JANSCH AND AMY JANSCH AS CO-EXECUTORS OF THE ESTATE OF THE SAID BILLY W. DARKS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNON D. CRISWELL, HEREINAFTER CALLED THE GRANTEE, HIS 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. 236 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47-52, both inclusive, in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Billy W. Darks and wife, Helen J. Darks by Warranty Deed from James F. Hopkins and wife, Joyce Hopkins, which deed is dated May 27, 1977 and recorded in Book 5154, Page 724, Register's Office for Davidson County, Tennessee. The said Helen J. Darks having predeceased Billy W. Darks. The said Billy W. Darks died testate and by the Last Will and Testament of Billy Wayne Darks aka Billy W. Darks, Probate Case No. 12P-1323, the Estate of Billy W. Darks was devised to Billy Wayne Darks, Jr., Heather Dawn Darks Amick, Richard Jansch and Jim Jansch aka James H. Jansch, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES (CITY AND COUNTY) FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF GATEWOOD, SECTION I, OF RECORD IN BOOK 3300, PAGES 47-52, BOTH INCLUSIVE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 503 Janette Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that 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 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 GRANTEE, his 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 14th day of June, 2013.

Billy Wayne Darks, Jr.
Devisee under the Last Will and Testament
of Billy W. Darks, deceased

Heather Dawn Darks Amick
Devisee under the Last Will and Testament
of Billy W. Darks, deceased

Richard Jansch
Devisee under the Last Will and Testament
of Billy W. Darks, deceased and Co-Executor
of the Estate of the said Billy W. Darks

Amy N. Jansch, Co-Executor of the Estate of
Billy W. Darks, deceased

James H. Jansch, Jr. aka Jim Jansch
Devisee under the Last Will and Testament
of Billy W. Darks, deceased

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy Wayne Darks Jr., Heather Dawn Amick, Richard Jansch, and James H. Jansch Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**On this 14th day of June, 2013, before me a Notary Public in and for said State and County, duly comissioned and qualified, personally appeared Richard Jansch, and Amy N. Jansch, as Co-Executors of the Estate of Billy W. Darks, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.**

**WITNESS my hand and Notary Seal at office the day and year written above.**

**My Commission Expres: 3-3-14**

**Notary Public**

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY