WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130076375 DEEDWARR
Recvd: 09/04/13 11:23 2 pgs
Fees:13.00 Taxes:638.25
20130904-0093088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheldon Shane Skeete	Mortgage Investors Group	033030B13700CO
(NAME)	(NAME)	
121 Ivy Hill Lane	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131352

For and 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, Philip Brian Crews and wife, Cortney Crews**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sheldon Shane Skeete and Irika Sene Skeete, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 115 on the Plan of Dry Creek Farms, Phase 3, of record in Instrument 20070221-0021236, as corrected in Instrument 20070411-0043542, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Philip Brian Crews by Special Warranty Deed from Federal Home Loan Mortgage corp. dated June 11, 2009 and filed of record in Instrument 20090807-0074438, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Instrument 200409210113624, and amended in instrument 200704240048575, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 121 Ivy Hill Lane, 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 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of August, 2013.

Philip Brian Crews

Cortney Crews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Philip Brian Crews and wife, Cortney Crews, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Philip Brian Crews and wife, Cortney Crews executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2013.

Commission expires: 9-21-15

Notary Public

SONYA M BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY