BILL GARRETT, Davidson County
Trans:T20130082556 DEEDWARR
Recvd: 09/24/13 11:43 2 pgs
Fees:13.00 Taxes:464.35

20130924-0100323

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,500.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2013.

Notary Public
My commission expires: 9.9.14

06-1309-75318

Address of New Owner:	Send Tax Bills to:	Tax Information
Adwoa Amponsah	Citibank, N.A.	151-10-0-A-261.00
7363 Ole Nottingham Drive	1000 Technology Drive	
Antioch TN 37013	O'Fallon, MD 63368	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Crombie, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Adwoa Amponsah and Kwabena Addison-Amponsah, wife and husband, hereinafter called the Grantees, their successors 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. 109, on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Instrument No. 20030707-0093205, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Crombie, unmarried by deed from Robert C. Marcom, married, dated February 24, 2010, recorded March 4, 2010, of record in Instrument No. 20100304-0016513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Neely Crombie, spouse of Grantor, hereby joins in the execution of this instrument for the purpose of conveying any marital interest she may have in subject property.

This property is improved property known as 7363 Ole Nottingham Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of September, 2013.

Mark A. Crombie

Neely Crombie

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Crombie and Neely Crombie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of September, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM EXP 12/27/15