Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130098244 DEEDWARR
Recvd: 11/19/13 11:02 2 pgs
Fees:13.00 Taxes:436.60
20131119-0119239

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 15th day of November, 2013.

Notary Public
My commission expires: 4/17/16

HUTCH HENDERSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

05-1310-66134

Address of New Owner:	Send Tax Bills to:	Tax Information
Joe R. Henley, Jr. 2384 Baker Road Goodlettsville TN 37072	Mortgage Master 102 Elm Street, 3rd Floor Walpole, MA 02081	006-00-0-023.01

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, Jerime Michael Crecelius, Kyle Stephen Crecelius, and Morgan Taylor Crecelius, now West, all individually and as Devisees of the Estate of Jerry Michael Crecelius, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joe R. Henley, Jr. and Tane Henley, husband and wife, 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:

A tract of land situated about 5-1/2 miles north of Goodlettsville, Tennessee, in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the southwest corner on a stake the old corner of the Myers tract; thence N. 71-3/4 deg. E. with a line fence, passing a walnut tree just west of road at 372 feet and 447 feet in all to a stake in the old road bed of the old L & N RR; thence N. 29 deg. W with RR bed 148 feet to a stake; thence S. 69 deg. W with Myers 186 feet to an iron stake near a gate; thence S. 88 deg. W with Myers 257 feet to a stake where the old line fence corners; thence S. 18 deg. E with old line fence 199 feet to the beginning.

Being the same property conveyed to Jerry M. Crecelius, an unmarried man by deed from Robert Ray Greet and wife, Stephanie Jo Greer, dated January 9, 2012, recorded January 13, 2012, of record in Instrument No. 20120113-0003546, Register's Office for Davidson County, Tennessee. The said Jerry M. Crecelius having since died on August 19, 2013. By Will of Jerry M. Crecelius, Docket No. 13P1567, Office of the Davidson County Probate Clerk, subject property was devised to Jerime Michael Crecelius, Kyle Stephen Crecelius, and Morgan Crecelius West.

Eva Carol Richardson, in her capacity as Executrix of the Estate of Jerry Michael Crecelius, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property.

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.

This property is improved property known as 2384 Baker Road, Goodlettsville, TN 37072

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 12th day of November, 2013.

Jerime Michael Crecelius, individually and as Devisee of the Estate of Jerry Michael Crecelius, deceased

Kyle Stephen Crecelius, individually and as Devisee of the Estate of Jerry Michael Crecelius, deceased

Morgan Taylor West by Jami Crecelius attn fact
Morgan Taylor West, individually and as Devisee of the Estate of Jerry Michael Crecelius, deceased BY: Jami Crecelius, Attorney in Fact

Eva Carol Richardson, Executrix Estate of Jerry Michael Crecelius
Eva Carol Richardson, Executrix of the Estate of Jerry Michael Crecelius, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jerime Michael Crecelius, Kyle Stephen Crecelius, individually and as Devisees of the Estate of Jerry Michael Crecelius, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 12th day of November, 2013.

Notary Public

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 4/17/16

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eva Carol Richardson, Executrix of the Estate of Jerry Michael Wes, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 12th day of November, 2013.

Notary Public

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 4/17/2016

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jami Crecelius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Morgan Taylor West and that she is authorized by Morgan Taylor West to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, TN, this 12th day of November, 2013.

Notary Public

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 4/17/16