This Instrument Prepared By:
Brokers Escrow Services, Inc.,
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
William E. Crippin
3181 Earhart Rd.
Hermitage, TN 37076

SEND TAX BILL TO:
Academy Mortgage Corp
1220 East 7800 So
Sandy, UT 84094

PARCEL ID 09800009700

Davidson County DEEDWARR
Recvd: 03/05/14 07:57 2 pgs
Fees:13.00 Taxes:765.90
20140305-0018296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **William E. Crippin and wife, Brenda S. Crippin**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land lying in Davidson County, Tennessee and described as: Being Lot #1 on the Plat of "Subdivision of David J. Waynick, Trustee Property " of record in Plat Instrument No. 20140226-0016216 Register's Office for Davidson County, Tennessee.

Being PART of the same property conveyed to David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them by deed from dated June 8, 2012, of record in Instrument no. 20120615-0052764, Register's Office for Davidson County, Tennessee.

This is improved property known as 3181 Earhart Rd, Nashville, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 9662, page 945, Book 4223, page 287, and Book 6576, page 231, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20140226-0016216, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20140226-0016216, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon,

is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS my hand this the 28th day of February, 2014.

David J. Waynick, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David J. Waynick, Trustee, with full power to sell, grant, lease, option, convey, encumber and contract to sell and convey the Trust Property, or any part or parts thereof, without the necessity of joinder by the Beneficiaries or any of them**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2014.

NOTARY PUBLIC

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $207,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2014.

NOTARY PUBLIC
My Commission Expires:

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee; County of Davidson

On this 28th day of February , 2014, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires:

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2016