RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

WARRANTY DEED

PR14-6021

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlanna R. Frazier	Peoples Home Equity	
6021 Panama Drive (ADDRESS)	150 N. Seven Oaks (NAME)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Knoxville, Tn 37922 (ADDRESS) (CITY) (STATE) (ZIP)	086-10-035.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT C. CROWELL AND EMILY LAWSON CROWELL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARLANNA R. FRAZIER, A MARRIED WOMAN AND BARON E. KEISTER, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 149 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert C. Crowell and Emily Lawson Crowell, husband and wife as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from Bobby C. Crowell, an unmarried man, of record in Instrument No. 20080903-0090200, Register's Office for Davidson County, Tennessee, dated March 10, 2008 and recorded on September 3, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2900, page 113, Book 3130, page 623, Book 3161, page 279, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6021 Panama Drive, Hermitage, Tennessee 37076
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 12th day of May, 2014.

Robert C. Crowell

Emily Lawson Crowell

BILL GARRETT, Davidson County
Trans:T20140033447 DEEDWARR
Recvd: 05/14/14 10:07 2 pgs
Fees:13.00 Taxes:444.00

20140514-0041268

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of May, 2014, before me personally appeared Robert C. Crowell and Emily Lawson Crowell, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of May, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959