BILL GARRETT, Davidson County
Trans:T20140046755 DEEDWARR
Recvd: 07/01/14 11:26 2 pgs
Fees:13.00 Taxes:379.25

20140701-0057656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

WARRANTY DEED

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this 27TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garvey Mayo	Pinnacle Bank	05302001300
	(NAME)	
1214 Fuller Street	150 3rd Ave., St., Ste. 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joseph Crum and wife, Jennifer Crum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Garvey Mayo, hereinafter called the Grantees, 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. 298 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION C-2 OF RECORD IN BOOK 1835, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH CRUM AND WIFE, JENNIFER CRUM BY DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC, OF RECORD IN INSTRUMENT NO. 20060106-0002295, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

JENNIFER CRUM AND JENNIFER K. CRUM BEING ONE AND THE SAME PERSON.

JOSEPH CRUM AND JOSEPH R. CRUM BEING ONE AND THE SAME PERSON.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1214 Fuller Street, Old Hickory, TN 37138
(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, 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 27th day of June, 2014.

The signature of Jennifer Crum is signed by her duly appointed Attorney-in-fact, Joseph Crum, pursuant to the Power of Attorney recorded as instrument #20140701-0057655, Register's Office for Davidson County, Tennessee.

WARRANTY DEED
(Continued)

Joseph Crum

Jennifer K. Crum

By: Joseph R. Crum, Attorney in Fact
Joseph R. Crum, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th day of June, 2014.

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: ~~11/3/15~~
3-27-18 (MO)

(SEAL)

State of Tennessee
County of Davidson

On this 26th day of June, 2014, personally appeared before me, a Notary Public in and for the aforesaid County and State, Joseph R. Crum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer K. Crum and acknowledged that such person executed the same as the free act and deed of Jennifer K. Crum.

Witness my hand and official seal, this the 27th day of June, 2014.

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: ~~11/3/15~~
3-27-18 (MO)

(Seal)

RETURN TO:
Smith. Sholar. Milliken. PLLC
846 Conference Dr., Ste. 4
Goodlettsville, TN 37072