BILL GARRETT, Davidson County
Trans:T20140072013 DEEDWARR
Recvd: 09/25/14 11:36 2 pgs
Fees:13.00 Taxes:407.00
20140925-0088380

WARRANTY DEED

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this 10TH DAY OF SEPTEMBER, 2014.

Brittany Goins
Notary Public

MY COMMISSION EXPIRES: 4-17-17

(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
James E. Hunley, single man	F & M Bank	03409005700
	(NAME)	
316 Melissa Drive	P O BOX 451	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Clarksville, TN 37041	
(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 Gela Ann Craig, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James E. Hunley, single man, 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. 97 ON THE PLAN OF GATEWAY SUBDIVISION, SECTION I, OF RECORD IN BOOK 3300, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS EDWARD CRAIG, JR. AND WIFE, GELA ANN CRAIG, BY DEED FROM WILLARD WHITE ADAMS AND WIFE, MARGARET ANN ADAMS, OF RECORD IN BOOK 4045, PAGE 355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID THOMAS EDWARD CRAIG HAVING SINCE DIED 01/31/05, LEAVING GELA ANN CRAIG HIS SOLE SURVIVING SPOUSE.

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

THOMAS E. CRAIG, III EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF GELA ANN CRAIG, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140925-0088379, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 316 Melissa Drive, Goodlettsville, TN 37072
(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 10th day of September, 2014.

WARRANTY DEED
(Continued)

Gela Ann Craig

By: Thomas E. Craig III Attorney-in-fact.
Thomas E. Craig, III, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 10th day of September, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Thomas E. Craig, IIII 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 Gela Ann Craig and acknowledged that such person executed the same as the free act and deed of Gela Ann Craig.

Witness my hand and seal, this 10th day of September, 2014.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:11/3/15

RETURN TO:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027