WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077383 DEEDWARR
Recvd: 10/14/14 13:59 2 pgs
Fees:13.00 Taxes:814.00
20141014-0094852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of OCTOBER, 2014,

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Autumn Key	Movement Mortgage LLC	082 04 0 306.00
(NAME)	(NAME)	
998 McFerrin Avenue	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas Wayne Crook**, **unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Autumn Key, unmarried,** hereinafter called the Grantees, their heirs and assigns, a 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. 1 on the Plan of Alexander's Petway Avenue Subdivision, as of record in Book 547, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Petway Avenue and McFerrin Avenue, as widened; thence with the westerly margin of McFerrin Avenue northwardly 90 feet to the southerly line of Lot No. 2; thence with said line westwardly 169 feet, more or less, to the northeast corner of the property conveyed to Curtis Sparkman and wife, by deed from Janie Gray Mones and husband, of record in Book 2106, Page 563, Register's Office for said County; thence with the easterly line of the said Sparkman property, southwardly 91 feet, more or less, to the northerly margin of Petway Avenue; thence with said Avenue eastwardly 169 feet, more or less, to the point of beginning.

Included in the above description, but excluded therefrom, is 420 square feet conveyed to the State of Tennessee by deed from R. C. Cantrell, of record in Book 4049, Page 232, said Register's Office, and strip conveyed to Curtis L. Sparkman and wife, by deed from R. C. Cantrell, of record in Book 4047, Page 236, Register's Office for Davidson County, Tennessee.
Being the same premises conveyed to Thomas Wayne Crook and wife, Dorothy Ann Crook by Installment Deed from R. C. Cantrell, unmarried dated May 14, 1976 and recorded May 17, 1976 in Book 5025, Page

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W.C

809, in said Register's Office for Davidson County, Tennessee. The said Dorothy Ann Crook having since died on September 21, 2006 in Sumner County, Tennessee leaving Thomas Wayne Crook as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 998 McFerrin Avenue, Nashville, TN 37206

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, has 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 our hands this 10th day of October, 2014.

Thomas Wayne Crook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

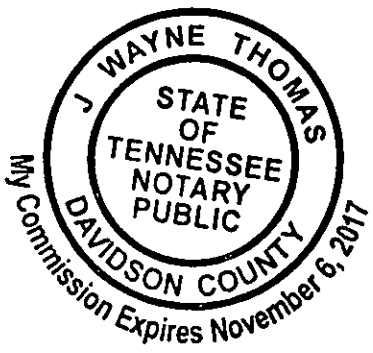
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Thomas Wayne Crookthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public

My Commission Expires: November 6, 2017

(SEAL)



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