WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091003 DEEDWARR
Recvd: 12/04/14 15:40 2 pgs
Fees:13.00 Taxes:503.20
20141204-0111389

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 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
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Christopher B. Crook	F&M Bank	11911001500
(NAME)	(NAME)	
1101 18th Avenue S #204	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tiffany S. Boyd, an unmarried woman**
, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher B. Crook, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21 on the plan of Laurel Acres, as shown on plat of record in Plat Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tiffany S. Boyd, an unmarried woman by Warranty Deed dated 08/28/2014 from Maruf Mehmet Mahmut, Mahmut M. Mahmut, Rihan M. Mahmut and Nihari M. Mahmut, Heirs-at-Law of Edyi Huseyin Ibrahim; and Mustafa M. Mustafa, Nizam M. Mustafa, Hiyal M. Mustafa (also known as Hiyal Musa Mustafa), Hemi M. Mustafa, Heirs-at-Laws of Musa Mustafa Ibrahim of record in Instrument 201409050081545, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2133, Page 48, said Register's Office.

Restrictive Covenants of record in Book 2150, Page 53, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved ☑ property, known as 2612 Mashburn Road, Nashville, TN 37210
(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/or 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/or 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 hand this 3rd day of December, 2014.

Tiffany S. Boyd

State of Tennessee
County of Wilson

Personally appeared before me Tiffany S. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of December, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122