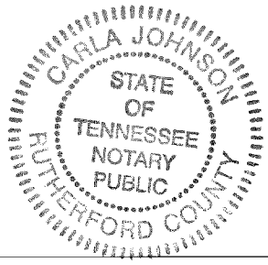
Davidson County	DEEDWARR
Recvd: 03/10/15 12:16	2 pgs
Fees:13.00 Taxes:888.00	
20150310-0020384	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 11.23.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Samantha L. Compton	5th 3rd Mortgage	02300014700
(NAME) 2460 Crocker Springs Road	(NAME) 5001 Kingsley Dr. 1MOCBQ	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150386

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Craig Crawford and wife, Rebecca Crawford , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Samantha L. Compton, an unmarried woman, 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. :

Certain real property situate in Davidson County, Tennessee, and described according to a mortgage loan inspection dated March 10, 1989, made by William M. Keel, RLS No. 990, as follows, to-wit:

BEGINNING at an iron pin in the Easterly margin of Crocker Springs Road, said pin being the Southwesterly corner of the property conveyed to A. Krantz by deed of record in Book 4644, page 758, Register's Office for Davidson County, Tennessee, thence North 47° 26' East, 155.24 feet to an iron pin; thence North 37° 37' East 162.71 feet to an iron pin; thence North 30° 13' East 90.0 feet to a point; thence South 36° 19' 2" East, 238.63 feet to a point; thence South 30° 13' West 90.0 feet to a point; thence South 47° 20' 32" West, 320.00 feet to a point in the Easterly margin of Crocker Springs Road, North 33° 43' 56" West, 147.88 feet to a point; thence along a curve to the left (I=3° 8' 2"; R=1175.92 feet) a distance of 64.32 feet to the point of beginning, containing 2.02 acres, more or less.

AND BEING the same property conveyed to Craig Crawford and wife, Rebecca Crawford, by Warranty deed from Linda Finchum, unmarried, Dated June 3, 2013 and filed of record in Instrument 20130613-0060180, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2460 Crocker Springs Road, Goodlettsville, TN 37072
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 4th day of March, 2015.

Craig Crawford

Rebecca Crawford

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Craig Crawford and Rebecca Crawford, the 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, at office, this 4th of March, 2015.

Notary Public
My Commission Expires: 5/28/17

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018