WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034358 DEEDWARR
Recvd: 05/05/15 10:50 2 pgs
Fees:13.00 Taxes:569.87
20150505-0040706

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher B. Crook	Home Point Financial Corporation	Map 82-8
1101 18th Ave. S. #204 (NAME)	9 Entin Road, Suite 200 (NAME)	Parcel 97.00
Nashville, TN 37212 (ADDRESS)	Parsippany, NJ 07054 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrea Durbin O'Steen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher B. Crook, a single person,** 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. 9, Block A on the Map of the Nashville Trust Company's Subdivision on the A.W. Shryer Property, as of record in Book 843, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea M. Durbin, unmarried, by Warranty Deed, from Jerry Hunt and wife Deborah Hunt filed for record on July 13, 2005 as Instrument No. 20050713-0081345, Register's Office for Davidson County, Tennessee. Andrea M. Durbin has since got married and now goes by the name of Andrea Durbin O'Steen.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 25, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 838 Seymour Avenue, Nashville, TN 37206
(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 hands this 24th day of April, 2015.

Andrea Durbin O'Steen

Andrea Durbin O'Steen

State of LOUISIANA
County of ORLEANS

Personally appeared before me Andrea Durbin O'Steen, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of April, 2015.

Notary Public ~~Robert E. Scruggs~~

My Commission Expires: on death

File No.: 32615086

ALVIN W. LACOSTE
NOTARY PUBLIC
BAR NO. 8075
STATE OF LOUISIANA