BILL GARRETT, Davidson County
Trans:T20150040720 DEEDWARR
Recvd: 05/26/15 15:29 2 pgs
Fees:13.00 Taxes:629.00
20150526-0048316

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of May, 2015.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2015-234

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Little Properties of TN, LLC and Murray Huber 3806 New Highway 96 West Franklin, TN 37064	SAME	147.06-0-113.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Robert Bennett January and Marian Lea Crosslin,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Little Properties of TN, ~~LLC and Murray Huber~~**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 4812 Milner Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 20 on the Plan of Section 1, Revised Caldwell Hall, as of record in Book 2900, pages 57,58 and 59, Register's Office for said County.

Said Lot fronts 75 feet on the easterly side of Milner Drive and runs back 249.2 feet on the northerly line and 240.feet on the southerly line to a dead line in the rear on which it measures 75.2 feet.

Being the same property conveyed to John J. January and wife, Susan January (both deceased) from Charles R. Stephens and wife, Sandra B. Stephens by Warranty Deed dated July 7, 1965 and recorded July 9, 1965 in Book 3910, page 54, Register's Office for Davidson, Tennessee. Further conveyed in Last Will and Testament, and order closing estate filed in docket #12P1827, Davidson County Probate Court, and order closing estate filed in docket #13P1525. Will devises Susan's 1/2 interest also to Robert B. January and Marian Lea (January) Crosslin equally, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 4812 Milner Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 22nd day of May, 2015

Robert Bennett January by Marian Lea Crosslin
Robert Bennett January by Marian Lea (January) Crosslin

Marian Lea Crosslin
Marian Lea (January) Crosslin

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named
Marian Lea (January) Crosslin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Williamson County, Tennessee, this 22nd day of May, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

On this 22nd day of May 2015, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Marian Lea (January) Crosslin, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Robert Bennett January, and as such Attorney in Fact for Robert Bennett January, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Robert Bennett January, and is authorized by Robert Bennett January to execute this instrument on behalf of Robert Bennett January.

Witness my hand and official seal on this 22nd day of May, 2015

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY