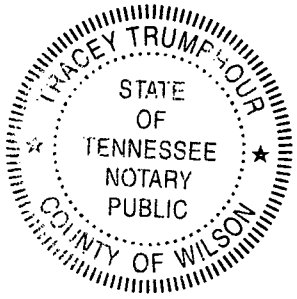
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,800.00

Carroll Crimmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Tracey Trump Hour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

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 NUMBERS
Carroll Crimmons	Carroll Crimmons	107-13-O-090.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
902 Connelly Drive	902 Connelly Drive	Trans:T20150043857 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/04/15 10:24 2 pgs
Nashville, TN 37217	Nashville, TN 37217	Fees:13.00 Taxes:298.96
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150604-0052242

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, I, **Jerry Griggs**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carroll Crimmons and Angie Cravens**, 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. 357, on the plan of A Resubdivision of Part of T F Connolly Lands (unrecorded) Miro Meadows Second Addition, as shown on plat of record in Book 1424, Page 112, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jerry Griggs by Quitclaim Deed from Charlie C. Griggs, dated 02/25/2000, in Instrument No. 20000280019171, in the Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 1424, Page 112; (2) Covenants, conditions, easements and restrictions of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee.

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 902 Connelly Drive, Nashville, TN 37217
(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 28th day of May, 2015.

Jerry Griggs

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON