WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF June, 2015.

(Affix Seal) Notary Public

My Commission Expires:

TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES: June 22, 2018

MCNABB-H15173

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
McNabb Properties, LLC	McNabb Properties, LLC	053.03-0-021.00
1214 Elliston Street	1080 Barrel Springs Hollow Road	
Old Hickory, TN 37138	Franklin, TN 37069	

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, JOSEPH R. CRUM AND WIFE, JENNIFER K. CRUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MCNABB PROPERTIES, LLC, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 103 of Section "C" on the Plan of Village of Old Hickory (prior deed stated incorrectly as E.I. Dupont DeNemours and Company's Subdivision) as of record in Book 1424, page 66, Register's Office for said County.

Said Lot No. 103 fronts 55 feet on the westerly side of Elliston Street and runs back between parallel lines 58.7 feet to a dead line measuring 55 feet thereon.

Being the same property conveyed to Joseph R. Crum and wife Jennifer K. Crum of record in Instrument # 20060613-0070373, record 6/13/2006, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1214 Elliston Street, Old Hickory, Tennessee 37138 .

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.

BILL GARRETT, Davidson County
Trans:T20150051233 DEEDWARR
Recvd: 06/25/15 15:23 2 pgs
Fees:13.00 Taxes:203.50
20150625-0061425

Witness my/our hand(s) this 16th day of June, 2015 :

Joseph R. Crum

Jennifer K. Crum

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JOSEPH R. CRUM AND WIFE, JENNIFER K. CRUM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of June, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015