WARRANTY DEED

Mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Crawford	MORTGAGE INVESTORS GROUP	186040A02800CO
(NAME)	(NAME)	
8048 Canonbury Dr.	8320 EAST WALKER SPRINGS DR SUITE 200	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	KNOXVILLE TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150052629 DEEDWARR
Recvd: 06/30/15 14:16 2 pgs
Fees: 13.00 Taxes: 1213.60
20150630-0063200

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, **Richard H. Gaddis and Megan C. Gaddis, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald Crawford and Emily Crawford, husband and wife,** 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. 213 on the Final Plat of Burkitt Place, Phase 1A, Section 1, as of record in Instrument Number 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060427-0048557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard H. Gaddis and Megan C. Gaddis, husband and wife, by Deed from Brookhaven Development, LLC, a Tennessee limited liability company, recorded on August 08, 2008, of record in Instrument Number 20080808-0081927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 8048 Canonbury Dr., Nolensville, TN 37135
(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 26th day of June, 2015.

Richard H. Gaddis

Megan C. Gaddis

State of Tennessee
County of Williamson

Personally appeared before me Richard H. Gaddis and Megan C. Gaddis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2015.

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10479

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY