This Instrument was Prepared by: Fannie J. Harris, Attorney at Law, 1507 16th Ave. South, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20150073329 DEEDQC
Recvd: 08/28/15 13:59 3 pgs
Fees:17.00 Taxes:0.00
20150828-0087507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $ 0 .

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2015.

Notary Public
My Commission Expires:
May 8, 2018

MARYBETH BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Rhonda Crawford Dixon 9008 Merlot Drive Smyrna, TN 37167	Rhonda Crawford Dixon P. O. Box 664 Smyrna, TN 37167	MAP: 150-1 PARCEL: 299

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), cash in hand paid, for love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledge, I, Dennis M. Crawford, II ("Grantor"), hereby convey to my sister, Rhonda Crawford Dixon ("Grantee"), her heirs and assigns, all right title and interest in and to the following described tract of land located in Davidson County, Tennessee, to wit:

Being house and Lot Number 36 Edge-O-Lake subdivision on the map of Edge-O-Lake subdivision. Being the property conveyed to Dennis M. Crawford, et ux., by Colonial Homes of record in book 4941, page 985, Register's Office of Davidson County.

Being the same property conveyed to Dennis Michael Crawford, from Blenda Ruth Crawford, by Quitclaim Deed, pursuant to a Final Decree of Divorce in Fourth Circuit Court of Davidson County, Tennessee, Docket Number 85 D-2355 in Book 7266, Page 119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dennis M. Crawford, II, dated June 20, 2012, by Executor's Deed, recorded in Instrument Number 20120621-0054470, Register's Office of Davidson County, Tennessee from the Executor of the Estate of Dennis Michael Crawford, pursuant to a Davidson County, Tennessee Probate Order in case number 03-P-400.

This instrument is executed on behalf of Dennis M. Crawford, II, by Blenda R. Crawford, pursuant to a Durable Power of Attorney executed by Dennis M. Crawford, II on May 30, 2012, of record in Instrument No. 20150828-0087506, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-in-Fact is attached as Exhibit "A" to thi instrument and the Durable Power of Attorney incorporated herein by reference.

This conveyance is made subject to "Grantee" paying property taxes for the years 2013, 2014, and 2015. A lien is now due and payable for tax year 2013. A lien is not yet due and payable for tax years 2014 and 2015.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY EFFECT THE PREMISES.

This is improved property known as 522 Owendale Drive, Antioch, Tennessee, 37013.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this the 28th day of August, 2015.

Dennis M. Crawford II
by: Blenda R. Crawford atty-in-fact
Dennis M. Crawford, II by
Blenda R. Crawford, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Within named BLENDA R. CRAWFORD, as Attorney-in-Fact for Dennis Michael Crawford, II, the bargainer with whom I am personally acquainted, and who acknowledge that she executed the within instrument (Executor Deed) for the purposes contained therein.

WITNESS my hand and official seal, on this the 28th day of August, 2015.

NOTARY PUBLIC

My commission expires: May 8, 2018

MARYBETH BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal thereon shown.

2. That this execution is proper and within the scope of the Durable Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the Durable Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Blenda Crawford
BLENDA R. CRAWFORD, AFFIANT

SWORN to and subscribed before me, this 28th day of August, 2015.

NOTARY PUBLIC

MARYBETH BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 8, 2018