Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1284

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,340.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF August, 2015

Notary Public
Commission Expires: 3-20-18

BILL GARRETT, Davidson County
Trans:T20150074478 DEEDWARR
Recvd: 09/01/15 14:29 2 pgs
Fees:13.00 Taxes:600.66
20150901-0088837

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Calvin D. Washington 408 Black Mountain Dr. Antioch, TN 37013	~~NEW OWNER~~ Peoples Home Equity 150 N. Seven Oaks Knoxville TN 37922	135-14-0A-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pearl M. Craddock, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Calvin D. Washington and Aretina E. Washington, 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. 77 on the Plan of Phase three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393, Register's Office for Davidson County, Tennessee.

SAID Lot No. 77 fronts 55.05 feet on the southeasterly margin of Black Mountain Drive and extends back 110.00 feet on the northeasterly line and 109.74 feet on the southwesterly line to a dead line in the rear, measuring 89.89 feet thereon.

BEING the same property conveyed to Pearl M. Craddock by Warranty Deed from William Farmer and wife, Elizabeth Farmer, dated 6/30/03 and recorded 7/3/03 in Instrument Number 20030703-0092723, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 408 Black Mountain Dr., Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of August, 2015.

Pearl M. Craddock

Pearl M. Craddock

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Pearl M. Craddock

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28 day of August, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-16

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)