Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP154622

BILL GARRETT, Davidson County
Trans:T20150078208 DEEDWARR
Recvd: 09/15/15 09:51 2 pgs
Fees:13.00 Taxes:499.50
20150915-0093382

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Marion Crussell
Affiant

Subscribed and sworn to before me, this 11th day of September, 2015.

K Laundy
Notary Public
My commission expires: 8/23/18

KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mario Isidro Neria	Mario Isidro Neria	14812009600
4709 Richards Court	4709 Richard Court	
Antioch, TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Marion Crussell, a widow** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mario Isidro Neria**, hereinafter called the Grantees, their successors 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. 111 on the Plan of Debra Heights, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marion Crussell, married, with an 1/2 interest from Gary Baker in Quitclaim Deed recorded in Instrument No. 20040707-0080695, dated July 6, 2004, in the consideration amount of $0.00, in the Davidson County Register Office. Being the same property conveyed to Jimmy W. Crussell, with an 1/4 interest from Gary Baker in Quitclaim Deed recorded in Bookies, Page 460, dated May 13, 1998, in the consideration amount of $0.00, in the Davidson County Register Office. Being the same property conveyed to Jimmy W. Crussell, with an 1/4 interest from Gary Baker in Quitclaim Deed recorded in Book 8206, Page 91, dated September 28, 1990, in the consideration amount of $0.00, in the Davidson County Register Office. Being the same property conveyed to Gary Baker from Howard W. Hay and Mary L. Hay in Warranty Deed recorded in Book 6387, Page 610, dated September 20, 1984, in the consideration amount of $55,856.04, in the Davidson County Register Office. (Jimmy Wayne Crussell having since died on 05/21/2015 leaving Marion Crussell sole heir)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4709 Richards Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of September, 2015.

Marion Crussell

Marion Crussell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marion Crussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 11th day of September, 2015.

K Cassidy

State of Tennessee at Large

My Commission expires: 8/23/16

KATHRYN M. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY