This instrument prepared by and after recording return to:

**Ally Title**
**310 Billingsly Court**
**Franklin, Tennessee 37067**

Davidson County DEEDWARR
Recvd: 10/08/15 11:08 3 pgs
Fees:18.00 Taxes:684.50
20151008-0102754

# WARRANTY DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **Nancy Lee Openshaw, Trustee** | **same as new owner** | **120-09-0-135.00** |
| **407 Dunailie Drive** | | |
| **Nashville, TN 37217** | | |

**********

That **Rodney Croft** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust udt dated April 8, 2002** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

**Land in Davidson County, Tennessee, being Lot No. 5D22 on the Plan of Section 5-D, Glengarry Park of record in Plat Book 3600, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Rodney Croft, a single man by Warranty deed from Anne C. Windle, unmarried of record in Instrument No. 20100610-0045143 Register's Office for Davidson County, Tennessee, dated June 07, 2010 and recorded on June 10, 2010.**

**This is improved property known as 407 Dunailie Drive Nashville, TN 37217.**

**TO HAVE AND TO HOLD** the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this Warranty Deed is executed by the Grantor as of this, the **6th** day of **October, 2015.**

**Rodney Croft**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Rodney Croft,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**Witness** my hand and official seal on this **6th** day of **October, 2015.**

Notary Public

Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

**State of** Tennessee

**County of** Williamson

The actual consideration or value for this property (whichever is greater) is **$185,000.00**.

Sworn to and subscribed before me this **6th** day of **October, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

# True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

