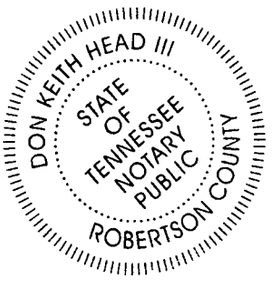
PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2015.

Notary Public

My commission expires: 7/30/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

BILL GARRETT, Davidson County
Trans:T20150104325 DEEDWARR
Recvd: 12/10/15 09:59 2 pgs
Fees:13.00 Taxes:499.50
20151210-0124245

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark C. Crossland	SunTrust	**01807015300**
405B Hitt Lane	1001 Semmes Ave, Rich VA 23224	
Goodlettsville, TN 37072	Richmond, VA 23224	

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 ACKNOWLEDGE, WE,

Michael O. Fagan, Jr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark C. Crossland

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 the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 3 on the plan of Charleston Square, Section Four, Phase 1, as shown on plat of record in Plat Book 6200, Page 745, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby and for a more particular description.

Being the same property conveyed to Michael O. Fagain, Jr., a married man, from Lori Pennington McClellan, a married woman, by Warranty Deed dated August 29, 2003 and of record in Instrument No. 20030911-0133105, Register's Office for Davidson County, Tennessee. Katherine Fagan joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 405B Hitt Lane, Goodlettsville, TN 37072.

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 in 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 hand(s) this 9th day of December, 2015.

Michael O. Fagan, Jr.

Katherine Fagan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Michael O. Fagan, Jr. and Katherine Fagan, the within named Grantor(s), 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, at office, this 9th day of December, 2015.

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16