Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150110493 DEEDWARR
Recvd: 12/31/15 13:08 2 pgs
Fees:13.00 Taxes:499.50
20151231-0131601

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

Affiant

Subscribed and sworn to before me, this 29th day of December, 2015.

Notary Public
My commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

06-1511-76262

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael James Crumbley 1116 Oakway Court Nashville TN 37214	Pinnacle Bank 150 3rd Ave. South, Ste 900 Nashville, TN 37201	108-16-0-301.00

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, **Michael W. Deale, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael James Crumbley and Kayla Marie Crumbley, husband and wife,** 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. 59- B, on the Plan of Revision of Zone Lot Division of Lot 59 A and B, Revised Section Three, Percy Priest Woods, of record in Book 7900, Page 398, which revised Book 5200, Page 789, and Book 6250, Page 459, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Deale by deed from Kami A. Driver, now Smith, dated June 14, 2001, recorded June 18, 2001, of record in Instrument No. 20010618-0064360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 2016 taxes and subsequent years.
2. All matters affecting said premises as shown on Plat of record in Book 6250, Page 459, amended in Book 7900, Page 398, Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants contained in Book 5984, Page 865, amended in Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, and Book 6560, Page 667, Register's Office for Davidson County, Tennessee.
4. Any and all restrictions, conditions and easements of record.

This property is improved property known as: 1116 Oakway Court, Nashville, TN 37214.

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 28th day of December, 2015.

Michael W. Deale

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 28 day of December, 2015.

Notary Public

My Commission expires: 9-28-19

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.