BILL GARRETT, Davidson County
Trans:T20160091412 DEEDWARR
Recvd: 10/17/16 13:17 2 pgs
Fees:13.00 Taxes:888.00
20161017-0109494

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian E. & Mattie M. Wilson PO Box 104 Mangham, LA 71259	Brian E. & Mattie M. Wilson PO Box 104 Mangham, LA 71259	02500/ 163.00

THIS INDENTURE, made this 12th day of October, 2016 between

Robert J. Crafton and William Montgomery Crafton, as tenants in common

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Brian E. Wilson and wife, Mattie M. Wilson

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 2 on the Plan of Connie L. Edwards property of record in Plat Book 6900, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert J. Crafton and William Montgomery Crafton, as tenants in common by Executor's Deed dated 08/31/2016 from William Montgomery Crafton, Executor of the Estate of Bobby Joe Crafton of record as Instrument Number 20160907-0093953, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 408 Dry Creek Rd., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert J. Crafton by William Montgomery Crafton, attorney in fact

William Montgomery Crafton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Montgomery Crafton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2016, before me personally appeared William Montgomery Crafton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Robert J. Crafton, and who acknowledged that he executed the same as the free act and deed of Robert J. Crafton.

Witness my hand, at office, this 12th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $240,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County