PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/05/17 09:56 3 pgs
Fees:18.00 Taxes:1032.30
20170105-0001194

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of December, 2016 by and between Melodye C. Stewart, unmarried, hereinafter referred to as GRANTOR, and Jean B. Crismon, a single woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Final Subdivision Plat of Phase Two, Carrington Place, as of record in Instrument No. 20100923-0075756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Melodye C. Stewart, unmarried, by Warranty Deed from Celebration Homes, LLC, dated March 28, 2014, recorded April 3, 2014, of record in Instrument 20140403-0027620, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 3380 Brome Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Melodye C. Stewart

INDIVIDUAL
STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, a Notary Public of said county and state, Melodye C. Stewart, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of December, 2016.

Notary Public

MAURICE JONES NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA My Commission EXPIRES 12-11-2017

My Commission Expires: 12-11-2017

Name and Address of Property Owner:
Jean B. Crismon
3380 Brome Lane,
Nashville, TN 37218

Send Tax Statements to:
Ameris Bank
1800 Parkway Place, Ste 820
Marietta GA 30067
Map & Parcel 058100B03900CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $279,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Michelle Pepper
Affiant

Sworn to and subscribed before me, a Notary Public, this 21 day of December, 2016.

Patti Robitaille
Notary Public

PATTI ROBITAILLE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

My Commission Expires: 05/22/2019
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-714

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of **Tennessee**

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

