BILL GARRETT, Davidson County
Trans:T20170041615 DEEDWARR
Recvd: 05/16/17 12:37 2 pgs
Fees:13.00 Taxes:706.70

20170516-0048515

WARRANTY DEED

JANE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

BMR17-8645

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Gayle Crawford	SunTrust Mortgage, Inc.	
8645 Lawson Dr. (ADDRESS)	(NAME) P.O. Box 79041 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	182-06-0A-208.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID S. WARSTLER AND RACHEL M. WARSTLER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA GAYLE CRAWFORD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 202 on the Plan of Old Hickory Hills, Phase Two - Section Three, of record in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, 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 David S. Warstler and Rachel M. Warstler, husband and wife by Warranty Deed from Jon A. Bray and wife, Jessica C. Bray, of record in Instrument No. 20150501-0039703, Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 01, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20040420-0044507, Instrument No. 20041021-0126628, Instrument No. 20020116-0006750, Instrument No. 20101116-0091730, Instrument No. 20020123-0009417, Instrument No. 20081219-0121385, Instrument No. 20010306-0021333, Instrument No. 20030226-0025749, Instrument No. 20040927-01160009, Instrument No. 20000203-0011193, Instrument No. 20020123-0009339, Instrument No. 20001030-0107214, Instrument No. 20151229-0130686; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8645 Lawson Dr., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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 12th day of May, 2017.

David S. Warstler

Rachel M. Warstler

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of May, 2017, before me personally appeared David S. Warstler and Rachel M. Warstler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of May, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959