Prepared by: Christina M. Bartee, BATSON NOLAN, PLC, 105 Fifth Avenue West, Suite 201, Springfield, Tennessee 37172

BILL GARRETT, Davidson County
Trans:T20170045581 DEEDWARR
Recvd: 05/30/17 12:43 2 pgs
Fees:13.00 Taxes:1063.75
20170530-0053394

AUBREY B. SALING ET AL

TO: WARRANTY DEED

CLAYTON VANCE CRAMB III ET UX

THIS WARRANTY DEED OF REALTY, executed as of the 26th day of May, 2017, by Grantors, **AUBREY B. SALING** and **TREVOR MOORE**, both unmarried, to Grantees, **CLAYTON VANCE CRAMB III** and **STEPHANIE CRAMB**, husband and wife, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof has acknowledged, this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No. 71 on the plan of CONNELL ESTATES, SECTION 3, as shown by plat of record in Plat Book 3600, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Aubrey B. Saling and Trevor Moore from Donald E. Branch, unmarried dated January 10, 2017 and recorded January 12, 2017 at 9:48 am of record in Book 20170112-0003517, said Register's Office for Davidson County, Tennessee.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2017 taxes which are prorated and Grantees assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in book 3600, page 31; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 3672, Page 251, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

AUBREY B. SALING **Grantor**

Trevor Moore by [signature] atty-in-fact

TREVOR MOORE **Grantor**
BY AUBREY B. SALING, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey B. Saling the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this ~~the 26th~~ day of May, 2017.

My Commission Expires:
8-13-19.

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tammy S. Lemley
Notary Public

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared Aubrey B. Saling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Trevor Moore, and who acknowledged that such person executed the same as the free act and deed of Trevor Moore, pursuant to Power of Attorney of record in 20170530-0053393, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and seal at office this 26th day of May, 2017.

My Commission Expires:
8-13-19.

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tammy S. Lemley
Notary Public

Property Owners Name
and Mailing Address:
Clayton Vance Cramb III
Stephanie Cramb
313 Utley Drive
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:
SAME/OWNER

Property Address:
313 Utley Drive
Goodlettsville, TN, 37072

Map and Parcel No.
01803002000

STATE OF TENNESSEE, ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, ~~whichever is~~ greater is $287,500.00 which amount equal to or greater than the amount which the ~~property transferred~~ would command at a fair voluntary sale

Affiant

Subscribed and sworn to ~~before~~ me this the 26th day of May, 2017.

Tammy S. Lemley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-13-19

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY