WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

W-BR-17-7228

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vanessa Crumble and Emeku Crumble	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**181-10-0A-223.00-CO**
7228 Autumn Crossing Way	**262 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY L. WOLFE AND CHARLOTTE S. WOLFE F/K/A CHARLOTTE V. SONN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMEKU CRUMBLE AND VANESSA CRUMBLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 714 on the Plan of Final Plat Phase Seven, Autumn Oaks Subdivision of record in Plat at Instrument No. 20050725-0086194, 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 Beth Triplett, Trustee by Quitclaim Deed from Jeffrey L. Wolfe, a single man of record in Instrument No. 20090128-0007416, Register's Office for Davidson County, Tennessee, dated July 07, 2008 and recorded on January 28, 2009, and within the same deed the said Beth Triplett, Trustee conveyed his interest in the subject property to Jeffrey L. Wolfe, a single man and Charlotte V. Sonn, a single woman, as joint tenants with rights of survivorship.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20050725-0086194, Register's Office of Davidson County, Tennessee.
- All matters shown on the P.U.D. Boundary Plan of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Autumn Oaks Homeowners Association, Inc., with By-Laws appended thereto, of record in Instrument Number 200109120099443 and Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, amended in Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee.
- Charter for Autumn Oaks Homeowners Association, Inc. in Instrument 20010912-0099442, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to cemetery in Book 261, page 284 and Book 6704, page 397, Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Co. in Book 4240, page 667, Register's Office for Davidson County, Tennessee.
- Water Line Easement in Book 3376, page 239, Register's Office for Davidson County, Tennessee.
- Easement to Use Spring in Book 475, page 547, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer in Book 7515, page 298 and Book 9343, page 196 and Book 9343, page 199, Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company in Instrument 200208260103047 and Instrument 200209180113710, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Book 7760, page 970, Register's Office for Davidson County, Tennessee.
- Right of Way to Gulf Interstate Gas Company in Book 2245, page 271; partial release of right-of-way in Book 6985, page 25, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170052644 DEEDWARR
Recvd: 06/20/17 11:06 2 pgs
Fees:13.00 Taxes:1154.40
20170620-0061875

- Restrictions in Book 6968, Page 30, Book 6704, Page 397 and Book 6704, page 405, Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160831-0091259, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7228 Autumn Crossing Way , Brentwood, Tennessee 37027**.

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 the 15th DAY OF JUNE, 2017.

Jeffrey L. Wolfe by Charlotte S. Wolfe, ATTORNEY IN FACT

Jeffrey L. Wolfe by Charlotte S. Wolfe, Attorney in Fact

Charlotte Sonn Wolfe

Charlotte S. Wolfe f/k/a Charlotte V. Sonn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE S. WOLFE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY L. WOLFE, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY L. WOLFE.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE S. WOLFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212