Davidson County DEEDWARR
Recvd: 06/27/17 08:49 3 pgs
Fees:18.00 Taxes:869.50
20170627-0064333

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 10/29/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph S. Simon	Bank of America	053-16-0-302.00
(NAME)	(NAME)	
1008 Donoho Drive	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	Ft Worth Tx 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Crane and Caroline Crane,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph S. Simon, a married man and Joshua Simon, a married man, joint tenants in common with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 46 on the Plan of Jackson's Landing Estates, Section II of record in Plat Book 8250, Page 975, 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 Matthew Crane and Caroline Crane, husband and wife by Warranty deed from Chelsea L. Irgens and husband, Edmond M. Irgens of record in Instrument No. 20150615-0056743 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 15, 2015.

unimproved ☐

This is improved ☑ property, known as 1008 Donoho Drive, Nashville, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 23rd day of June, 2017.

Matthew Crane

Matthew Crane

Caroline Crane by Matthew Crane Attorney in Fact

Caroline Crane
by: Matthew Crane, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me Matthew Crane with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2017.

Notary Public _____
My Commission Expires: _____

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Crane with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Caroline Crane as her Attorney in Fact as the free act and deed of the within named Caroline Crane.

Witness my hand and official seal on this 23rd day of June, 2017.

_____
Notary Public
My Commission expires: _____

File No.: 173135

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

