Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0205

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056177 DEEDWARR
Recvd: 06/30/17 12:11 2 pgs
Fees:13.00 Taxes:1036.00
20170630-0066077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Craighead and Lualhati Craighead 4352 Baton Rouge Drive Hermitage, TN 37076	Peoples Home Equity, Inc 5205 Maryland Way, Ste. 100 Brentwood, TN 37027	075 11 0 119.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALEX SHERMAN CROWELL II AND WIFE, DEBRA ANN (AKA DELBRA) CROWELL**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES CRAIGHEAD AND LUALHATI CRAIGHEAD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 78 on the Plan of Highlands of Tulip Grove, Section 4, as of record in Book 4860, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alex Sherman Crowell, II and wife Debra Ann Crowell, by Warranty Deed from James R. Adcock and wife, Sharon S. Adcock, dated 9/30/2003, recorded 10/2/2003, of record in Instrument #20031002-0145507, in the Register's Office for Davidson County, Tennessee.

The said Debra Ann Crowell also known as Delbra A. Crowell.

The address of the herein described property is believed to be 4352 Baton Rouge Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of June, 2017.

ALEX SHERMAN CROWELL II

Debbie Ann (AKA Delbra) Crowell

DEBRA ANN (AKA DELBRA) CROWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alex Sherman Crowell II and wife, Debra Ann (aka Delbra) Crowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of June, 2017.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY