# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057024 DEEDWARR
Recvd: 07/05/17 09:44 2 pgs
Fees:13.00 Taxes:1221.00
20170705-0067174

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2020

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Michael G. Stabin | new owner | 48-300 |
| (NAME) | (NAME) | |
| 3878 Stevens Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20171130 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, WILLIAM CRABTREE AND WIFE, YING ZHANG**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL G. STABIN, AN UNMARRIED MAN**, 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. 2, 1st Revision of Lot 1-A Rolston-Blackman Land, of record in Instrument No. 20070830-0104369, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Crabtree and wife, Ying Zhang by Warranty Deed from Emje S. Rolston and Frankie W. Rolston, husband and wife, dated January 23, 2015 and filed of record in Instrument No. 20150128-0008121, Register's Office for Davidson County, Tennessee.

William Crabtree and William E. Crabtree are one and the same person.

Subject to Dedication of Easement for Sewer and Storm Drainage of record in Book 7732, Page 931, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3878 Stevens Lane, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of June, 2017

William Crabtree

Ying Zhang

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Crabtree and Ying Zhang, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2017.

Notary Public
My Commission Expires: 3/23/21

