PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170059739 DEEDWARR
Recvd: 07/12/17 15:25 2 pgs
Fees:13.00 Taxes:740.00
20170712-0070296

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Sandra Katherine Crowell, hereinafter called the Grantor has this day bargained and sold and does hereby transfer and convey unto Taylor Durham and Brittney Durham, husband and wife, hereinafter called the Grantees, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson, Tennessee, being Lot No. 130 on the Plan of Tulip Grove Subdivision, Section 3, of record in Book 3700, Page 146, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed to Kenneth Wayne Crowell and wife, Sandra Katherine Crowell by Warranty Deed from Robert W. Nabors and wife, Sandree W. Nabors, dated 10/08/87 of record in Record Book 7377, Page 411, Register's Office for Davidson County, Tennessee. Kenneth Wayne Crowell having since died 02/05/17 leaving Sandra Katherine Crowell as surviving tenant by the entirety.

This is improved property known as 4544 Andrew Jackson Parkway, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Taylor Durham and Brittney Durham, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 7th day of July, 2017.

Sandra Katherine Crowell

Sandra Katherine Crowell

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Sandra Katherine Crowell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 7th day of July, 2017.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a ~~fair and~~ voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of July, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 075-04-0-020.00

Name and address of new owner:
Send tax bills to:
Taylor Durham and Brittney Durham
4544 Andrew Jackson Parkway
Hermitage, TN 37076