THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913371** Bill Garrett Davidson County Batch# 16356 DEEDWARR 10/23/2017 09:09:30 AM 2 pgs Fees: $13.00 Taxes: $573.50 20171023-0108042	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2017. Notary Public My Commission Expires:

MELODY C. MATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronaldo Meneese 4516 Xavier Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 148-08-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn J. Crawford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronaldo Meneese, Sr. and Samantha McNeese, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled Oakwood Terrace Section 2, of record in Plat Book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM J. CRAWFORD and wife, CAROLYN J. CRAWFORD, by deed from HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, of record in Book 4943, page 390 , dated August 18, 1975 , said Register's Office.

WILLIAM J. CRAWFORD having died on or about March 9, 1982, leaving CAROLYN J. CRAWFORD the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 148-08-0-123.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4460, pages 118 and 119, said Register's Office.

This is improved property located at 4516 Xavier Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2017.

Carolyn J. Crawford

Carolyn J. Crawford

STATE OF Michigan)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn J. Crawford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2017.

Julia White

Notary Public

My Commission Expires: 8/8/2018

JULIA WHITE
Notary Public - Michigan
Jackson County
My Commission Expires Aug 8, 2018
Acting in the County of Jackson

Jackson

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19