THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Bill Garrett Davidson County
Batch# 22977 DEEDWARR
11/07/2017 08:39:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171107-0114213

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Jackie Lynn Crabtree
JACKIE LYNN CRABTREE, as Trustee, Affiant

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Subscribed and sworn to before me,
this 30th day of October, 2017.

Lisa D. Hill
Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Jackie Lynn Crabtree, Trustee of the Jackie Lynn Crabtree Revocable Trust u/a dated October 30, 2017 429 Lynnwood Blvd. Nashville, TN 37205	Jackie Lynn Crabtree, Trustee of the Jackie Lynn Crabtree Revocable Trust u/a dated October 30, 2017 429 Lynnwood Blvd. Nashville, TN 37205	Map 116 Group 15-0 Parcel 057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JACKIE CRABTREE**, unmarried (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **Jackie Lynn Crabtree, as Trustee of the JACKIE LYNN CRABTREE REVOCABLE TRUST u/a dated October 30, 2017,** its successors and assigns (the "Grantee"), all of my right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 75-B on the Plan of Re-Subdivision of Parts of Royal Oaks of record in Plat Book 974, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 75-B fronts 100 feet on the westerly side of Lynnwood Boulevard and runs back between lines 301 feet 9 inches on the north line and 302 feet 5 inches on the south line, to the east line of Lot No. 76-B on which it measures 100 feet.

Being the same property conveyed to Jackie Crabtree by Chandelier Development, LLC, a Tennessee limited liability company, by Warranty Deed dated May 9, 2016 and recorded as Instrument Number 20160516-0048647 in the Register's Office for Davidson County, Tennessee. Pursuant to Quitclaim Deed dated July 15, 2016 and recorded as Instrument Number 20160720-0074818, Michael Callann Crabtree conveyed any right, title, and interest he had in such property to Jackie Lynn Crabtree pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, Docket No. 44156.

Being also known as 429 Lynnwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 30th day of October, 2017.

Jackie Crabtree

JACKIE CRABTREE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACKIE CRABTREE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30th day of October, 2017.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Lisa D. Hill
Notary Public

My Commission Expires: 5-3-2021