Bill Garrett Davidson County
Batch# 40529 DEEDWARR
12/21/2017 02:04:02 PM 2 pgs
Fees: $13.00 Taxes: $619.75
20171221-0130169

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Carolyn Craig
232 Harrington Avenue
Madison, TN 37115

SEND TAX BILL TO:
First Community Mortgage, Inc.
262 Robert Rose Dr, Ste. 101
Murfreesboro, TN 37129

MAP/PARCEL 052-01-0-086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Malone, Trustee, of the Malone Family Trust dated March 2, 2015, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Carolyn Craig, unmarried , hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 of Block "A" on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, 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. 34 fronts 50 feet on the Southerly side of Harrington Street and extends back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Charles Malone, Trustee, of the Malone Family Trust dated March 2, 2015 by Quitclaim deed from Frances L. Malone of record in Instrument No. 20150430-0038678 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on April 30, 2015.

This is improved property known as: **232 Harrington Avenue, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. Her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of December, 2017.

WITNESS MY HAND on this the 15th day of December, 2017

Charles Malone Trustee

Charles Malone, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Malone Family Trust, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Mt Juliet TN on this the 15th day of December, 2017.

Jodie D Pelley

Notary Public
Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $167,500.00.

C Cray

AFFIANT

Subscribed and sworn to before me this the 15th day of December, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170928