WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kenneth S. Wood and Elizabeth B. Wood, Husband and Wife	Kenneth S. Wood and Elizabeth B. Wood, Husband and Wife	99-10
(NAME)	(NAME)	
4244 Pond Creek Road	4244 Pond Creek Road	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Pegram, TN 37143	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 46967 **DEEDWARR**
01/11/2018 12:06:28 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20180111-0003833

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, I/we, Susan Elizabeth Crookston , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kenneth S. Wood and Elizabeth B. Wood, Husband and Wife, 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. :

Certain real property situated in Davidson County, Tennessee, being Lot No. 7 of the S. L. Lewis property described according to a survey of John B. Bates, dated April 20, 1997 and described as follows, to-wit:

BEGINNING at a point in the Easterly margin of Pond Creek Road, 1600 feet more or less, South of a culvert under the road; thence North 87 degrees 30 minutes East 1100.00 feet to a point; thence South 1 degree 00 minutes West 200 feet; thence South 87 degrees 30 minutes West 1124.23 feet to an iron pin in the Easterly margin of Pond Creek Road; thence Northerly with the margin of Pond Creek Road 200 feet to the **POINT OF BEGINNING**, containing 5.05 acres, more or less.

Being the same property conveyed to Roger W. Munoz and Susan E. Crookston, husband and wife, by Warranty Deed from Adam G. Sneed, married, dated April 2, 2014 and filed of record in Instrument No. 20140403-0027737, Register's Office for Davidson County, Tennessee. Roger W. Munoz and Susan E. Crookston are now divorced. Roger William Munoz conveyed his interest to Susan Elizabeth Crookston, by Quitclaim Deed, dated October 26, 2017 and filed of record in Instrument No. 20171103-0113029, said Register's Office.

Roger William Munoz and Roger W. Munoz are one and the same person.
Susan Elizabeth Crookston and Susan E. Crookston are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 4244 Pond Creek Road, Pegram, TN 37143
(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 my hand this 28th day of December, 2017

Susan Elizabeth Crookston

Susan Elizabeth Crookston

STATE OF Tennessee)
County OF Robertson)

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

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

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021