(2)

Bill Garrett Davidson County
Batch# 57893 DEEDWARR
02/12/2018 12:45:32 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20180212-0013839

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

JUNE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rodney Lunn 312 Deerwood Lane Brentwood, TN 37027	NEW OWNER	132-16-0068.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James Scott Crook, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rodney Lunn, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 853 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Scott Crook by Quitclaim deed from Raymond Shawn Davis of record in Instrument No. 20070328-0037043 and Scrivner's Affidavit recorded in Instrument No. 20070418-0046392 Register's Office for Davidson County, Tennessee, dated March 21, 2007 and recorded on March 28, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 712 Desmond Drive, Nashville, Tennessee 37211

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of February, 2018.

James Scott Crook by Jarod Tanksley,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Jarod Tanksley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for James Scott Crook, the within named bargainors, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names James Scott Crook

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of February, 2018.

Notary Public

My Commission Expires: 1/6/2020

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE