Bill Garrett Davidson County
Batch# 64965 DEEDWARR
03/05/2018 09:51:09 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20180305-0020314

WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

2017-1026

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of February, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Omar Crawford 4004 Kings Circle Nashville, TN 37218	Plaza Home Mortgage, Inc 4820 Eastgate Mall Suite 100 San Diego CA 92121	059.10-0-150.00

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, **Eva Jean Arnell and son, James Earl Arnell, as tenants in common with rights of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Omar Crawford, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 4004 Kings Circle, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 95 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 84.90 feet on the easterly side of Kings Circle and runs back between lines, 141.91 feet on the northerly line and 105 feet on the southerly line to a line in the rear which is a broken line on which it measures 94.44 feet.

Being the same property conveyed to Eva Jean Arnell, unmarried and son, James Earl Arnell as tenants in common with rights of survivorship from Eva Jean Arnell, widowed, by Quitclaim Deed dated July 22, 2013 and recorded July 23, 2013 in Instrument No. 201307230076031, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 4004 Kings Circle, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 26th day of February, 2018

Eva Jean Arnell

James Earl Arnell, by Eva Jean Arnell, AIF
James Earl Arnell, by Eva Jean Arnell, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Eva Jean Arnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of February, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of February, 2018, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Eva Jean Arnell, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for James Earl Arnell, and as such Attorney in Fact for James Earl Arnell she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney James Earl Arnell, and is authorized by James Earl Arnell to execute this instrument on behalf of James Earl Arnell.

Witness my hand and official seal on this 26th day of February, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County