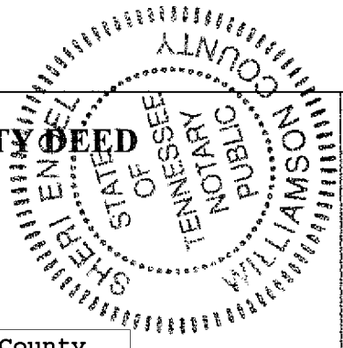
WARRANTY DEED



Bill Garrett Davidson County
Batch# 75247 DEEDWARR
04/02/2018 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20180402-0030102

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$237,500.00.**

Affiant

Subscribed and sworn to before me this 30 day of March, 2018

Notary Public
My Commission expires: January 5, 2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey Scott Stokes	Renasant Bank	11902011000
86 Evelyn Drive	2001 Park Place North, Ste 150	
Nashville, TN 37210	Birmingham, AL 35203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Craft Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey Scott Stokes**, a single person their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Glenrose Subdivision, of record in Plan Book 1424, Page 142, Register's Office for said County.

Said Lot No. 10 fronts 119 feet on the northerly margin of Evelyn Avenue and extends back 162 feet on the westerly line and 115 feet on the easterly line to a dead line which is a broken line in the rear, measuring 140.37 feet thereon.

Being the same property conveyed to Graham Nichols, by Warranty Deed from M. Lucille Bush, unmarried, and Loyd A. Pierce, and wife, Janice P. Pierce, on September 26, 2017, of record in Instrument No. 20171002-0100499, Register's Office for Davidson County, Tennessee. Further conveyed to Craft Properties, LLC, by Quitclaim Deed from Graham Nichols of record in Instrument No. 20171023-0108106, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $862.11 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 11902011000.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as: **86 Evelyn Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 30, 2018.

Craft Properties, LLC, a Tennessee limited liability company

By Craft Properties, LLC, a Tennessee limited Liability Company
By:_____, authorized member (s)
Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jonathan Craft (either) whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member of Craft Properties, LLC and that he being authorized to do so in his capacity as _____, executed the foregoing instrument for the purpose therein contained by signing on behalf of Craft Properties, LLC

WITNESS my hand and Official Seal at office this March 30, 2018

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY