STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 76924 DEEDWARR
04/06/2018 12:24:05 PM 2 pgs
Fees: $13.00 Taxes: $471.75
20180406-0032518

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2018.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1372D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James L. Crosslin and Heidi F. Crosslin, husband and wife, and Todd Mays (NAME) 1004 Clarke Street (STREET ADDRESS) Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	First Freedom Bank (NAME) 1620 West Main Street (STREET ADDRESS) Lebanon, TN 37087 (CITY) (STATE) (ZIP)	044-15-0-337.00

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James Christopher O'Guin, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Crosslin and Heidi F. Crosslin, husband and wife, and Todd Mays,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 79 of Section "B" on the plan of E.I. DUPONT DENEMOURS AND COMPANY'S SUBDIVISION OF OLD HICKORY VILLAGE, as shown of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot 79 fronts 53 feet on the Westerly side of Clarks Street and extends back 87.3 feet on the Northerly line and 87.7 feet on the Southerly line to a dead line, measuring 53 feet thereon.

BEING the same property conveyed to Joyce M. Wiseman, un-married from Judy M. Woodall, and spouse, John L. Woodall, by Warranty Deed dated March 18, 2009, as Instrument No. 20090323-0025654, in the Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to James Christopher O'Guin from Joyce M. Wiseman, un-married, by Quit Claim Deed dated March 23, 2018, as Instrument No. 20180323-0027440, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.
2. Transmission Easements as recorded in Book 576, Page 664; Book 626, Page 556; Book 662,Page 743; and in Book 735, page 419, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1004 Clarke Street, Old Hickory, TN 37138.

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. Whenever 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 28th day of March, 2018.

James Christopher O'Guin

March 28, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James Christopher O'Guin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2018.

My Commission Expires: 3/25/22

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066