Return To: 18-0226
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Bill Garrett Davidson County Batch# 118066 **DEEDWARR** 07/18/2018 01:54:53 PM 2 pgs Fees: $13.00 Taxes: $407.00 20180718-0070102	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 28, 2018.** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0226**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L Crosslin, Heidi F. Crosslin and Todd Mays	**First Freedom Bank**	**74-16-134**
(NAME) **3817 Bonnacreek Drive**	(NAME) **1620 W. Main Street**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Lebanon, TN 37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Wendy Crowder, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Mays, individual and James L. Crosslin and Heidi F. Crosslin, 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:

Being Lot No. 344 on the Plan of Hermitage Hills, Section 3, as of record in Book 2900, Page 97, Register's Office for said County.

Said Lot No. 344 fronts 80.0 feet on the southerly side of Bonnacreek Drive and extends back 152.6 feet on the westerly line and 150.3 feet on the easterly line to a dead line, measuring 80.0 feet thereon.

Being the same property conveyed to Lindley R. Crowder and wife, Delores M. Crowder (now deceased) by Deed from William Davis and wife, Eva Mae L. Davis, dated June 15, 1965, of record in book 3903, page 494, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Crowder, by Executor's Deed from James Lampley, Executor/ Trustee of Crowder Family Trust, dated October 25, 2017, filed of record in Instrument No. 20180227-0018489, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3817 Bonnacreek Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **June, 2018.**

Wendy Crowder

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Wendy Crowder**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **June, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY