Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Suite 202
Hendersonville, TN 37075
HV18-0712

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 6, 2018.

Notary Public
Commission Expires: 2/25/2020

DANITA LANE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Bill Garrett Davidson County
Batch# 127299 DEEDWARR
08/10/2018 08:24:04 AM 2 pgs
Fees: $13.00 Taxes: $113.22
20180810-0078913

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rusty Tinnin 221 McCoin Drive Goodlettsville, TN 37072	NEW OWNER	026-01-0-065.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Elizabeth Ann Crawford, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rusty Tinnin, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the northerly 38 feet of Lot No. 13 in Block "G" and the south one-half of Lot No. 14 in Block "G" of the Roscoe Subdivision, as of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 13 fronts 38 feet on the west side of the Two Mile Pike and runs back 150 feet to a dead line, and shows 31 feet and 6 inches on the rear line. The south one-half of Lot No. 14 fronts 25 feet on the west side of the Two Mile Pike and runs back 150 feet to a dead line and shows 21 feet and 9 inches on the rear line.

BEING the same property conveyed to Jimmie D. Crawford and wife, Elizabeth Ann Crawford by Warranty Deed from Glen G. Garrett, Jr. and wife, Mary C. Garrett, Robert Garrett and wife, Harriett N. Garrett, and Martha Chapman and husband, Fred Chapman, being all the heirs of Glen G. Garrett and Martha A. Garrett, both deceased, dated 12/7/09 and recorded 2/3/10 in Instrument Number 20100203-0008489, Register's Office for Davidson County, Tennessee. Jimmie

D. Crawford having since died June 25, 2018 leaving Elizabeth Ann Crawford as the surviving tenant.

Deed of Correction of record in Instrument No. 20180810-0078912, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 133 Two Mile Pike, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 6, 2018.

Elizabeth Ann Crawford

Elizabeth Ann Crawford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Ann Crawford** 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 August 6, 2018.

Danita Lane

Notary Public
My Commission Expires: 2/25/2020

(Notary Seal)
DANITA LANE
STATE
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY