RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810949

Bill Garrett Davidson County
Batch# 130878 DEEDWARR
08/20/2018 10:49:16 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20180820-0082210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocky T. Craft and David H. Moore 1534 McMahan Hollow Road Pleasant View, TN 37146	Rocky T. Craft and David H. Moore 1534 McMahan Hollow Road Pleasant View, TN 37146	090-16-0-261.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EDDIE WAYNE DEASON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROCKY T. CRAFT AND SPOUSE, DAVID H. MOORE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 553 on the Plan of Charlotte Park, Section 8, of record in Book 2900, pages 45 and 46, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charley Newell Deason and wife, Ruth Miller Deason, by Warranty Deed from John Ernest Green and wife, Billie Sue Green, dated 10/23/1969, recorded 10/23/1969, of record in Book 4374, page 471, in the Register's Office for Davidson County, Tennessee. The said Ruth Miller Deason died 4/21/2010, thereby vesting title in Charley Newell Deason as surviving tenant by the entirety. The said Charley Newell Deason died intestate on 9/14/2016. See probate file in the 7th Circuit Court for Davidson County, Tennessee - Probate Division, Case No. 17P1489, which lists Eddie Wayne Deason as the sole surviving heir.

The address of the herein described property is believed to be 6423 Thunderbird Drive, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of August, 2018.

EDDIE WAYNE DEASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Eddie Wayne Deason, 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 seal, this the 14th day of August, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19