Return To: 18-0297
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,847.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 29, 2018.** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 139139 **DEEDWARR**
09/11/2018 10:26:42 AM 2 pgs
Fees: $13.00 Taxes: $1,053.93
20180911-0089883

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0297**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Ward	**Citizens Bank, N.A.**	**44-15-337**
(NAME) **1004 Clarke St**	(NAME) **6100 Tower Circle, Suite 600**	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS) **Franklin, TN 37067**	
(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, **James L. Crosslin and Heidi F. Crosslin, husband and wife, and Todd Mays,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Ward,** 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. 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 Clarke 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 Quitclaim Deed dated March 23, 2018, as Instrument No. 20180323-0027440, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Crosslin and Heidi F. Crosslin, husband and wife, and Todd Mays, by Warranty Deed from James Christopher O'Guin, unmarried, dated March 28, 2018, filed of record in Instrument No. 20180406-0032518, 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 **1004 Clarke St, Old Hickory, TN 37138**
(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 **29th** day of **August, 2018.**

James L. Crosslin

Heidi F. Crosslin

Todd Mays

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James L. Crosslin, Heidi F. Crosslin and Todd Mays**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **August, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY