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

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **175,000.00**.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 08/08/2019<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 10/20/20<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 270420 DEEDWARR
08/13/2019 09:50:12 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20190813-0080576

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2380

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James L. Crosslin and Heidi F. Crosslin** | **First Freedom Bank** | **096-09-0-150** |
| (NAME)<br>**2826 Emery Drive** | (NAME)<br>**1620 West Main Street** | |
| (ADDRESS)<br>**Nashville, TN, 37214** | (ADDRESS)<br>**Lebanon, TN37087** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Norma W. Williams Estate,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Crosslin and Heidi F. Crosslin, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 289 on the Map of Cloverhill, Section NO. VI, of record in Book 2133, Page 89, Register's Office for Davidson County, and described as follows:

Beginning at a point in the northerly margin of Emery Drive at the corner of Lots Nos. 289 and 290; thence with the line between said lots northerly 164.7 feet to a point; thence easterly 100 feet to the west margin of Kent Road: thence with the margin of the same, southerly 144.1 feet

to the beginning of a curve; thence around said curve southwesterly 31.42 feet to the north margin of Emery Drive; thence with the margin of the same westerly 80 feet to the point of beginning.

Being the same property conveyed to Norma W. Williams by Deed dated September 24, 1976 from Jessie Floyd Williams, recorded October 4, 1976, in Book 5074, Page 681, 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 **2826 Emery Drive, Nashville, TN 37214**
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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 **8th** day of **August, 2019**.

Carl Hopper Administrator
Carl Hopper, Administrator

Joy Greta Williams-Hopper Heir
Joy Greta Williams-Hopper, Heir

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Carol Hopper and Joy Greta Williams-Hopper**, 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 **8th** day of **August, 2019**.

MICHELE MAZZA
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/26/20