WARRANTY DEED

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,662.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jon Peeler and Alvin D. Hale	Alvin D. Hale	043150015.00
(NAME)	(NAME)	
925 Old Hickory Blvd.	700 E. Main Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20193303

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, I/we, **Robert P. Crain, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jon Peeler, married, and Alvin D. Hale, married,** hereinafter called the GRANTEES, their heirs and assigns, a fee simple interest subject to a life estate herein retained by Grantor, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 28 on the Revised Plan of Myatt-Eagan Subdivision, Lots Nos. 2 and 3 of Anderson Estates, as of record in Book 1424, page 123, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert P. Crain and wife, Geral Y. Crain by Warranty Deed from Jeffrey K. Hunt and wife, Barbara Hunt dated November 2, 1979 and filed of record in Book 5525, page 555, Register's Office for Davidson County, Tennessee. The said Geral Y. Crain conveyed her interest in said land to Robert P. Crain by Quitclaim Deed dated April 10, 1981 and filed of record in Book 5736, page 518, Register's Office for Davidson County, Tennesse.

Life Estate Retained is subject to the following conditions:

1. Mr. Crain is responsible for all maintenance of the home. Should Mr Crain fail to maintain the home suitable for habitation and codes compliance, the life estate will be terminated. Mr Crain agrees to indemnify the above-mentioned grantees should he come to any harm while living in the home.

2. Should Mr. Crain fail to occupy the home for more than 4 weeks, his life estate will be terminated.

3. No other person may occupy the property other than Mr. Crain. If another person occupies the property, the life estate will be terminated.

Unimproved ☐

This is improved ☒ property, known as 925 Old Hickory Blvd., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 320015 **DEEDWARR**
11/26/2019 09:10:23 AM 2 pgs
Fees: $13.00 Taxes: $283.65
20191126-0122008

Witness my hand this 19th day of November, 2019

Robert P. Crain

Robert P. Crain

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert P. Crain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of November, 2019.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Robert P. Crain