

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FIRST NATIONAL FINANCIAL TITLE SERVICES, LLC 6880 COBBLESTONE BLVD., STE. 2 SOUTHAVEN, MS 38672 901-801-5489	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: EARVIN JONES FLORENCE JONES	NAME: EARVIN JONES FLORENCE JONES
STREET ADDRESS: 1090 HWY 196 PIPERTON, TENNESSEE 38017	STREET ADDRESS: 1090 HWY 196 PIPERTON, TENNESSEE 38017
MAP & PARCEL NO.: 10-184-005.08 and 10-184-005.08P-000 (Personal Property)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES H. CROUCH, JR., AND WIFE, SANDRA CROUCH, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto EARVIN JONES AND WIFE, FLORENCE JONES, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in FAYETTE COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Lot 8, Country Ridge Subdivision, Phase II, as shown on the plat of record in Plat Book 5, Page 189, in the Register's Office of Fayette County, Tennessee, which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to James A. Crouch, Jr. by Warranty Deed from Garry Chandler and wife, Ruth Ann Chandler, dated June 29, 1994, recorded July 08, 1994, in Book 398, Page 935, Chancery Clerk's Office of Fayette County, Tennessee.

This is improved property known as: 1090 HWY 196, PIPERTON, TN 38017

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I 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..

WITNESS MY SIGNATURE THIS 29th day of JULY, 2016.

James H. Crouch, Jr.

Sandra Crouch

AUG 02 2016

MARK WOOD
ASSESSOR OF PROPERTY
BY Mark Wood

State of MISSISSIPPI
County of DESOTO

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On this the 29th day of July, 2016, before me, the undersigned Notary Public, personally appeared **James H. Crouch, Jr., and Sandra Crouch**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My commission expires _____

STATE OF TENNESSEE
COUNTY OF FAYETTE

The actual consideration or value, whichever is greater, for this transfer is \$252,000.00.

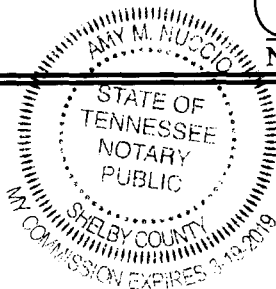
Subscribed and sworn to before me, this 29th day of JULY, 2016.

My Commission Expires:

3/19/19

Affiant

Notary Public



Return to:
Saddle Creek Title
871 Ridgeway Loop, Suite 115
Memphis, TN 38120

16004601	
2 PGS:AL-WARRANTY DEED	
SISSY BATCH: 81846	
08/02/2016 - 02:22 PM	
VALUE	252000.00
MORTGAGE TAX	0.00
TRANSFER TAX	932.40
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	950.40
STATE OF TENNESSEE, FAYETTE COUNTY	
SISSY DOWDLE	
REGISTER OF DEEDS	