

**This Instrument Prepared By,
and When Recorded, Return To:**
Saddle Creek Title, LLC
871 Ridgeway Loop, Suite 115
Memphis, Tennessee 38120

This Deed is being re-recorded to correct the spelling of the Grantee's name

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of August, 2016, by and between **Sherry Lynn Knight, unmarried**, party of the first part, and **Heather ~~Crosno~~ a married woman***, party of the second part, *and Scotty Crosno, her husband Crosno,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Shelby County of Shelby, State of Tennessee:

Being part of Lot 13A, Section B, Wildwood Subdivision, as shown on plat of record in Plat Book 3, Page 49, in the Register's Office of Fayette County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning at a point in the west line of Highway 196 said point being 898.94 feet southwardly from the south line of Valley Ridge Road; thence along said west line of Highway 196, South 05 degrees 15 minutes 00 seconds west a distance of 109.36 feet to a point; thence south 351.0 feet to a point; thence North 89 degrees 50 minutes 00 seconds west a distance of 670.00 feet to in Lot 19; thence North 00 degrees 10 minutes 00 seconds east along the line dividing Lots 19 and 16 from Lot 13A a distance of 644.60 feet to a point; thence South 70 degrees 46 minutes 18 seconds east a distance of 212.55 feet to a point, the point of beginning.

This being the same property conveyed to Sherry Whitaker, a married woman from Marianne Akers, a unmarried person by a Warranty Deed of record dated March 17, 2011 and recorded March 23, 2011 at Instrument Number 11001624, in the Register's Office of Fayette County, Tennessee.

Final Decree of Divorce of record in Instrument Number 16002824, in the Register's Office of Fayette County, Tennessee; Docket Number CT-005336-12, in the Circuit Court of Shelby County, Tennessee, states that husband divests out of property and title is solely vested in Sherry Lynn Whitaker, who is restored to her maiden name as Sherry Lynn Knight.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable, Plat Book 3, Page 49, Restrictions at Book 182, Page 543; Book 199, Page 1; Easements at Book 183, page 871; Book 305, Page 201, in the Fayette County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

Sherry Lynn Knight

Sherry Lynn Knight

**FAYETTE COUNTY
TRANSFER**

AUG 26 2016

STATE OF TENNESSEE
COUNTY OF SHELBY

MARK WARD
ASSESSOR OF PROPERTY
BY MARK WARD CSD



16005126

2 PGS:AL-CORRECTION WARRANTY DEED
SISSY BATCH: 82233
08/26/2016 - 09:00 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 12.00

STATE OF TENNESSEE, FAYETTE COUNTY
SISSY DOWDLE
REGISTER OF DEEDS

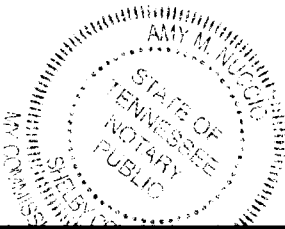
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sherry Lynn Knight, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18th day of August, 2016.

Amy M. Nuccio
Notary Public

My Commission Expires:

3-19-19



I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$200,000.00** which mount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

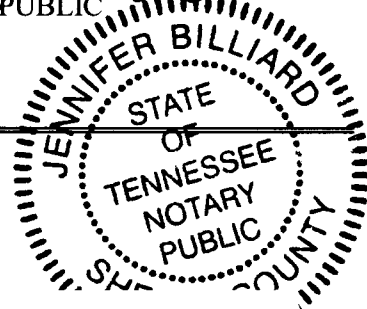
Joni Leggett, agent
Affiant

Subscribed and sworn to before me this 18th day of August, 2016.

Jennifer Billiard
NOTARY PUBLIC

My Commission Expires:

1-22-18



Tax Parcel: 105-052.01

Property Address: 14285 Hwy. 196, Eads, TN 38028

Name & Address of Owner and Mail Tax Notices to:
Heather Crossno

**FAYETTE COUNTY
TRANSFER**

AUG 22 2016

MARK WARD
ASSESSOR OF PROPERTY
BY MARK WARD BK



16005015

2 PGS:AL-WARRANTY DEED
BUDDY BATCH: 82154
08/22/2016 - 09:00 AM
VALUE 200000.00
MORTGAGE TAX 0.00
TRANSFER TAX 740.00
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 753.00

STATE OF TENNESSEE, FAYETTE COUNTY
SISSY DOWDLE
REGISTER OF DEEDS