Box 13

WARRANTY DEED

1738

Davidson County DEEDWARR
Recvd: 05/05/01 18:01 2pgs
Fees:11.00 Taxes:277.13

20010605-0058745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

($74,900)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie A. Lawrence	Bank of America	119-14-149
(NAME)	(NAME)	
2908 Dobbs Avenue	1400 Best Plaza Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Richmond, VA 23227	
(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, Alben Herbert Crouch and wife, Dakota Olson Crouch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie A. Lawrence, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Block "C" on the Map of Woodbine Courts, Part I of record in Plat Book 1130, Page 39, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alben Herbert Crouch and wife Dakota Olson Crouch, by deed of record in Book 9953, Page 573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Alben Herbert Crouch and wife Dakota Olson Crouch by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20010605-0058744

unimproved ☐
This is improved ☒ property, known as 2908 Dobbs Avenue, Nashville, TN 37211
(House Number) (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 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.

Witness my/our hand(s) this 18th day of May, 2001.

Alben Herbert Crouch by TDeSelms

Alben Herbert Crouch

Dakota Olson Crouch by TDeSelms

Dakota Olson Crouch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18 day of May, 2001, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Alben Herbert Crouch and wife, Dakota Olson Crouch and who acknowledged that he executed the same as the free act and deed of the said Alben Herbert Crouch* through Power of Attorney granted him by the said Alben Herbert Crouch and wife Dakota Olson Crouch

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2001.

Commission expires: May 26, 2002

* and Dakota Olson Crouch

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public