File in Box 14-A
JTC File# 14218-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES:. 5/26/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Ediger	Bank of America, N.A.	115-15-0/014.00
(NAME)	(NAME)	
6329 Bresslyn Road	P.O. Box 17404	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Baltimore, MD, 21297	
(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,

Dennis W. Craney and wife, Cathy W. Craney

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew D. Ediger and wife, Joanna L. Ediger

, 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. 285 on the Plan of West Meade Farms, Inc., Section "P" of record in Plat Book 2133, page 22, said Register's Office to which plan reference is hereby made.

Being the same property conveyed to Dennis W. Craney and wife, Cathy W. Craney by Warranty Deed from A. Hunter Bogitsh and wife, Anne L. Bogitsh dated November 29, 1995 and filed for record in Book 9887, page 408, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6329 Bresslyn Road, Nashville, TN 37205

(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.

Davidson County DEEDWARR
Recvd: 06/18/01 16:38 2pgs
Fees:11.00 Taxes:832.13
20010618-0064477

Witness my/our hand(s) this 15th day of June, 2001.

Dennis W. Craney

Cathy W. Craney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 6/15/2001, before me personally appeared Dennis W. Craney and wife, Cathy W. Craney 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 who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of June, 2001.

Commission expires: 10-25-03

Notary Public

NOTARY PUBLIC LAKE DAVIDSON COUNTY, TENN.