WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$167,000.00**

Joseph Dragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2004.

Kandace N. Tomes
Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/17/04 12:46 2pgs
Fees:13.00 Taxes:617.90
20040517-0057461

THIS INSTRUMENT WAS PREPARED BY
Lenders Title, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanton J. Crabtree	Stanton J. Crabtree	104-01-0-183.00
(NAME) 130 40th Avenue North	(NAME) 130 40th Avenue North	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37209	
(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, I, Vicki Pace, married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Stanton J. Crabtree, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and Christina Lynn Pinette described as follows, to-wit. :

Being Lot No. 35 on the plan of West Grove, as of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Leonard Choate, and wife Mai Belle Choate by Deed from Harry V. Hughes and wife, Jamie C. Hughes, dated February 17, 1947 and filed for record in Book 1452, page 137, Register's Office for Davidson County, Tennessee. The said James Leonard Choate, and wife Mai Belle Choate having since died Testate, thereby leaving the property vested in the sole surviving tenant by the entirety, Vicki Choate n/k/a Vicki Pace.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 130 40th Avenue North, Nashville, TN 37209
(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.

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.

Witness our hands this 11th day of May, 2004.

X Vicki Choate n.k.a. Vicki Pace
Vicki Choate n/k/a Vicki Pace

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Vicki Choate n/k/a Vicki Pace , with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 11th day of May, 2004.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.