WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Lynne Talley	Wells Fargo Bank, NA	72-07-26
(NAME)	(NAME)	
1308 Shelton Avenue	11301 Carmel Commons Blvd, Ste 309	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Charlotte, NC 28226	
(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,

Todd A. Crowder and wife, Angeline R. Crowder,

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

Jessica Lynne Talley, unmarried,

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING parts of Lots No. 16 and 17 on the Plan of the Subdivision of part of the Mora Sharpe Lands, of record in Book 547, Page 114, and more particularly described as follows:

SAID 25 feet of Lot No. 16 fronts 25 feet on the southerly side of Shelton Avenue and extends back 287 feet on the westerly line and 265 feet on the east line, more or less, to the south line of said subdivision showing 37 feet on said line. Said westerly 25 feet of Lot No. 17 fronts 25 feet on the southerly side of Shelton Avenue and extends back on the westerly 265 feet, more or less, and 260 feet, more or less, on the easterly line to the south line of said subdivision, showing 37 feet on said line.

Being the same property conveyed to Todd A. Crowder and wife, Angeline R. Crowder, by Warranty Deed from William W. Eden, the only heir at law of Shirley A. Eden, deceased, of record in Instrument No. 20010410-0035262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1308 Shelton Avenue, Nashville, TN 37216
(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 our hands this 21st day of May, 2004.

Todd A. Crowder

Angeline R. Crowder

Davidson County DEEDWARR
Recvd: 05/25/04 11:18 2pgs
Fees:13.00 Taxes:629.37

20040525-0061154

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Todd A. Crowder and wife, Angeline R. Crowder, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

