Davidson County DEEDWARR
Recvd: 12/01/04 13:47 2pgs
Fees:13.00 Taxes:468.05

20041201-0143063

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2004.

Notary Public 9/22/07

MY COMMISSION EXPIRES: ~~October 12, 2005.~~

(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road, Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Justin M. Crockett	Countrywide Home Loans, Inc.	72-2
1014 Hart Lane	4500 Park Granada	GROUP
Nashville, Tennessee 37216	Calabasas, CA 91302	PARCEL 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Six Thousand Five Hundred Dollars and Zero Cents ($126,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Alvarez Martin, a single person and Martin French, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin M. Crockett, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 36 on the Plan of E.B. Craig's Subdivision of Crownover Property as of record in Book 894, page 640, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 50.0 feet on the southerly side of Ben Allen Road, formerly Jere Baxter Avenue, and runs back between parallel lines 140.0 feet to a dead line.

BEING the same property conveyed to Alvarez Martin and Martin French by deed from Federal National Mortgage Association of record as Instrument No. 20040803-0093025 in the Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1014 Hart Lane, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 29th day of November, 2004.

Alvarez Martin

Martin French

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Alvarez Martin and Martin French, 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 29th day of November, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee