WARRANTY DEED

Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/03/05 09:33 2 pg
Fees:13.00 Taxes:775.52

20050303-0023342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lloyd	New Owner	**Map 83-13**
(NAME)	(NAME)	
207 South 13th Street		**Parcel 53**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **WILLIAM DREW CROWDER, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD LLOYD, 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:

Described property in Davidson County, Tennessee, Being the northerly 50.0 feet of the westerly 160.0 feet of Lot No. 1 on the map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 1 fronts 50.0 feet on the easterly side of South 13th Street, formerly Ann Street, and runs back between parallel lines which measures 160.0 feet to an alley.

Being the same property conveyed to William Drew Crowder, a married man, by Quitclaim Deed from William Drew Crowder and Suzanne Boeters, husband and wife of record in book 11166, page 553, Register's Office for Davidson County, Tennessee.

Lela Crowder joins in executing this Warranty Deed to convey any and all marital interests in said property.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 134, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 207 South 13th Street, Nashville, TN 37206

(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 22nd day of February, 2005.

William Drew Crowder

Lela Crowder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William Drew Crowder the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24nd day of February, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Commission Exp. July 30, 2006 DAVIDSON CO., TENNESSEE

Robert L. Scruggs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Lela Crowder the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2005.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Commission Exp. July 30, 2006 DAVIDSON CO., TENNESSEE

Robert L. Scruggs Notary Public