WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 10:59 2 pgs
Fees:13.00 Taxes:395.53

20060602-0064973

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$106,900.00

Joanean Hagen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Crabtree Sr	Thomas E. Crabtree Sr	75-13-0/196.00
(NAME)	(NAME)	
3912 Bonnaford	3912 Bonnaford	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Lula M. Thomas, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas E. Crabtree, Sr. and wife, Lucy Crabtree**, 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. 80 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a monument on the northwesterly margin of Bonnaford Drive; thence around a curve to the right to a monument on the northerly margin of Bonnalynn Drive; thence along the said margin of said Drive 3391feet to a monument; thence continuing along the said margin of said Drive 52.77 feet to the corner of Lot No. 79; thence northerly along a straight line between Lots 79 and 80, 129.5 feet to a monument joining Lots 79, 80, and 81: thence southeasterly along a straight line between Lots 80 and 81, 122.4 feet to the northwesterly margin of Bonnaford Drive; thence southwardly along the said margin of the said Drive, 90 feet to a monument; thence continuing 5.5 feet to a monument, being the point of beginnig.

Being the same property conveyed to Spencer Thomas and wife, Lula M. Thomas by Warranty Deed from David R. Williams and wife, Patrice C. Williams dated June 12, 1987 and filed for record in Book 7269, page 340, Register's Office for Davidson County, Tennessee. (Spencer Thomas is now deceased as of February 12, 1994.)

Subject to any and all matters as shown on the Plan of Record in Plat Book 2900, page 49, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 3912 Bonnaford, Hermitage, TN 37076

(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 my hand this 31st day of May, 2006.

Lula M. Thomas
Lula M. Thomas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Lula M. Thomas the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2006.

Commission expires: 11-24-07



Tabatha Edwards

Tabatha Edwards Notary Public