# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/06 13:23 2 pgs
Fees:13.00 Taxes:320.05

20060619-0072843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tiffanie Dawn Davenport | Tiffanie Dawn Davenport | 108-12-A-4 |
| (NAME) | (NAME) | |
| 1321 Quail Valley Road | 1321 Quail Valley Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (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,

Thomas L. Crawford, Executor of The Estate of Shelia Neely Crawford, and Thomas L. Crawford, individually HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Tiffanie Dawn Davenport, 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 Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 4, Lot No. 51 in a Horizontal Property Regime of Section 4, Phase VII, Quail Valley of record in Plat Book 5200, pages 552-553, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to David E. Neely on November 3, 1997 by Deed of record at Book 10690, page 51 said Register's Office; the said David E. Neely having since died testate and his last will and testament probated in the Probate Court for Davidson County on October 15, 2002, in which he devised the subject property to Shelia Neely Crawford; the said Shelia Neely Crawford having since died testate and her last will and testament probated in the Knox County Chancery Court, which is of record at Instrument No. 20060619-0012842 Davidson County Register of Deeds office, in which Thomas Lee Crawford is named her Executor and in which she devised the subject property to the said Thomas Lee Crawford.

This conveyance is subject to the following: 2006 county taxes, a lien, but not yet due and payable; all matters appearing in the Horizontal Property Regime of Section 4, Phase VII, Quail Valley, of record in Plat Book 5200, pages 552-553.

unimproved ☒

This is improved ☐ property, known as 1321 Quail Valley Road, Nashville, TN 37214

(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 15th day of June, 2006.

The Estate of Shelia Neely Crawford

By: Thomas L. Crawford
Thomas L. Crawford, Executor

Thomas L. Crawford
Thomas L. Crawford, individually

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Crawford, Executor for the Estate of Shelia Neely Crawford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of June, 2006.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires:

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at office, this 15th day of June, 2006.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: