Davidson County DEEDWARR
Recvd: 07/31/06 13:47 2 pgs
Fees:13.00 Taxes:351.50

20060731-0092441

**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF July, 2006.

Notary Public

Commission Expiration:

NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

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**ADDRESS OF NEW OWNER:**
**Chad & Jamie Taylor**
**3123 Meadowside Lane**
**Nashville, Tennessee 37207**

**SEND TAX BILLS TO:**
**NEW OWNER**

**MAP-PARCEL:**
**060-020-098.00**

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# WARRANTY DEED

FOR AND IN 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, **Martin J. Crum, and wife, Tanya M. Crum**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Taylor and wife, Jamie Taylor**, 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:

**Being Lot No. 68 on the Plan of Parkwood Estates, Section One, which is of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, and described as follows:**

**Said Lot No. 68 fronts 90 feet on the northwesterly side of Meadowside Lane and extends back 101.7 feet on the northeasterly line and 129.2 feet on the southwesterly line, to a dead line measuring 53.7 feet thereon.**

**Being the same property conveyed to Martin J. Crum and wife, Tanya M. Crum on 07/30/1999 by deed from the Secretary of Veterans Affairs, filed for record on 08/02/1999 in Book 11600, page 111, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3123 Meadowside Lane, Nashville, Davidson County, TN 37207.

**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 unemcumbered, 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 28 day of July, 2006.

Martin J. Crum

Tanya M. Crum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin J. Crum and Tanya M. Crum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee this 28 day of July, 2006.

Notary Public

Commission Expiration:

SCOTT McALILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration: