WARRANTY DEED

Laura A. Moore
Notary Public
State of Tennessee
Sumner County

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: April 7, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crawford, Jr.	USAA Federal Savings Bank	**83-5-436**
(NAME)	(NAME)	
417 N 15th Street	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78288	
(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, **Michael L. Dugger and Jennifer L. Lockamy, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Crawford, Jr. and Emily Crawford, husband and wife**, 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. 13 on the Map of Survey of the J.J. Temple Tract of record in Book 421, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Source of Description: Prior Deed of Record in Deed Book 9475, page 426.

Being the same property conveyed to Michael L. Dugger and Jennifer L. Lockamy, as joint tenants with right of survivorship by Deed from Eric S. Greever dated September 23rd, 1994 and recorded in Book 9475, page 427 and re-recorded in Book 9561, page 397, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/17/06 10:51 2 pgs
Fees:13.00 Taxes:999.00
20060817-0101488

unimproved ☐

This is improved ☒ property, known as **417 N 15th 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 **4th day of August, 2006.**

Michael L. Dugger

Jennifer L. Lockamy

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Michael L. Dugger and Jennifer L. Lockamy, as joint tenants with right of survivorship** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **4th day of August, 2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008