WARRANTY DEED

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Julie A. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2007.

Rachel Neal
Notary Public

MY COMMISSION EXPIRES: 7.26.2009 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/31/07 09:21 3 pgs
Fees:18.00 Taxes:296.00

20070131-0012620

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20070011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndall Ray Crabtree, Jr.	Lyndall Ray Crabtree, Jr.	Map 112-00-0, Parcel 140.00
(NAME) 21 Vaughns Gap	(NAME) 21 Vaughns Gap	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, Nicholas White and wife, Tracey White, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyndall Ray Crabtree, Jr.* 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:

Lying and being in the Ninth Civil District of Davidson County, State of Tennessee, and being Tract 6-A, of the Robert R. Mosley, Jr. property, more particularly described as follows:

Beginning at a point in the centerline of Heath Road, said point being the northeasterly corner of Tract 6-B and being the northwesterly corner of this property; thence with said centerline and a curve to the right 225.92 feet, said curve having a central angle of 19 degrees 50 minutes 27 seconds, a radius of 652.40 feet, and a chord of North 41 degrees 08 minutes 27 seconds East 224.79 feet to a point; thence continuing North 51 degrees 03 minutes 41 seconds East 179.38 feet to an iron rod; thence leaving said centerline with the southwesterly line of property conveyed to Jefferson C. Pennington, Jr. by Deed of record in Book 10283, at page 740, Register's Office of Davidson County, South 43 degrees 41 minutes 26 seconds East 490.90 feet, passing a steel post at 51.33 feet to a steel T-post; thence leaving said line with the westerly line of property conveyed to Hillard Travis by deed of record in Book 1850 at page 148, R.O.D.C., South 1 degree 46 minutes 42 seconds West 363.13 feet to a steel T-post; thence leaving said westerly line with the northeasterly line of Tract 6-B and severing the lands of the Robert R. Mosley, Jr. property of record in Book 6804 at page 474, R.O.D.C. North 54 degrees 41 minutes 00 seconds West 754.005 feet, passing a steel post at 728.94 feet to an iron rod and the point of beginning. Being the same property conveyed to Nicholas White and wife, Tracey White, by Deed from Daniel S. Davie, dated April 29, 2004, filed for record on May 10, 2004, of record in Instrument Number 200405100052643, Register's Office for Davidson County, Tennessee.

1. Property to be used for residential purposes only.
2. No temporary housing of any type is to be allowed on the property including trailers or doublewides.
3. The property cannot be subdivided . It must remain a single five acre lot.
4. Any house built on the property must have a minimum of 1800 square feet enclosed living area. Said area does not include porches or garages.
5. No animals may be kept or raised on the property for commercial purposes. Animals regarded as pets only are to be allowed. No breeding business is allowed.
6. No short term rentals are allowed.
7. No commercial use of any kind is allowed.
8. No activities likely to disturb the peace and cause annoyance to the neighbors is permitted.

* and wife, Ellen L. Crabtree

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Tract 6-B Heath Road, Nashville, TN 37221

(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.

~~RETURN TO:~~

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

Witness our hands this 26th day of January, 2007.

Nicholas White

Tracey White

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas White and Tracey White the bargainor (s), 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 Brentwood, Tennessee this 26th day of January, 2007.

Commission expires:

Notary Public



~~RETURN TO:~~

HomePlace Title, LLC
5560 Franklin Pike Circle
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Brentwood, Tennessee 37027