File No. 280500974

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/09/08 08:43 2 pgs
Fees:13.00 Taxes:1313.50
20080609-0058630

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie B. Crawford	Same	113-08-0B-013.00 CO
(NAME)	(NAME)	
107 Glendale Garden Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Meredith E. Flautt and spouse, Mary Louise Flautt**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Carrie Selena Crawford, unmarried**, hereinafter called the grantee, Her 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 Amended Final Plat of Glendale Garden as of record in Plat Book 6900, Page 273, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Meredith E. Flautt and spouse, Mary Louise Flautt by Warranty Deed from Paul C. Varga, unmarried, as of record in Book 9422, Page 847, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 6900, Page 273; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in instruments of record in Book 6356, Page 222; Book 6544, Page 199; Book 6658, Page 268 and in Book 8044, Page 660, said Register's Office. (4) Charter for Homeowners' Association of record in Book 6564, Page 486, said Register's Office. (5) Quitclaim Deed to Homeowners' Association for Open Space as of record in Book 7351, Page 896, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 107 Glendale Garden Dr., Nashville, TN 37204
(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 GRANTEE, Her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, Her 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 5th day of June, 2008.

Meredith E. Flautt

Meredith E. Flautt

Mary Louise Flautt

Mary Louise Flautt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Meredith E. Flautt and Mary Louise Flautt who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 5th day of June, 2008.

Commission expires: 10/10/09

Notary Public

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RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

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