Dav. Co. File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$559,350.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Hartwell Rogers, Jr.		**116-8-42**
Katherine L. Cunningham	AmTrust Bank	
(NAME)	(NAME)	
902 Clearview Drive	P. O. Box 790376	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	St. Louis, MO 63179-0376	
(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, **Ian L. Craig and wife, Holly M. Craig**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee Hartwell Rogers, Jr. and spouse, Katherine L. Cunningham**, 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 the north 75 feet of Lot No. 69 on the Map of Clearview Subdivision of record in Plat Book 843, page8, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 69 fronts 75 feet on the easterly side of Clearview Drive and runs back between parallel lines 135.4 feet to a dead line.

Being the same property conveyed to Ian L. Craig and wife, Holly M. Craig by deed from Matthew P. Laing and wife, Kate Reid Laing of record in Instrument No. 20070320-0033909 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Current years taxes.
The Plan of Record in Book 843, page 8, said Register's Office.
Subject to an easement in Book 5625, page 143, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/01/08 15:04 2 pgs
Fees:13.00 Taxes:2069.60
20080701-0067976

unimproved ☐

This is improved ☒ property, known as **902 Clearview Drive, Nashville, TN 37205**

(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 27th day of June, 2008.

Ian L. Craig

Holly M. Craig

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ian L. Craig and wife, Holly M. Craig, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF JUNE, 2008.

Commission expires:

Notary Public

SHANNON PHILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 5, 2011