PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/08 10:38 2 pgs
Fees:13.00 Taxes:1395.64
20080709-0070501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc G. Cribbs	SunTrust Mortgage, Inc.	Map 117-4
(NAME) 1505 Sweetbriar Avenue	(NAME) 401 Commerce Street, Ste 6100	Parcel 116
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	
(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, **TYRON B. DRAPER AND WIFE, AMY S. DRAPER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARC G. CRIBBS AND WIFE, SARAH P. CRIBBS,** 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 55 feet of Lot No. 12 on the Plan of Subdivision of the Malcolm Clark Property, being a subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence property, of record in Plat Book No. 2, page 124, Register's Office for said Davidson County, Tennessee.

Said part of said Lot No. 12 fronts 55 feet on the southerly side of Sweetbrier Avenue, and begins at a point 15 feet west of the northeast corner of said Lot No. 12 and runs along the southerly margin of Sweetbrier Avenue westerly 55 feet to a point; thence in a southerly direction 313 1/2 feet, more or less, to the south line of said Lot No. 12 at a point 64 feet west of the southeast corner of Lot No. 12; thence easterly along the southerly line of Lot No. 12, 51 feet to a point, which is 13 feet west of the southeast corner of said Lot No. 12; thence in a northerly direction, 312 feet, more or less, to the beginning.

Being the same property conveyed to Tyron B. Draper and wife, Amy S. Draper by deed from Stephanie Christian and husband, Van E. Christian, II of record as Instrument No. 20030716-0099896, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 2, page 124, said Register's Office; and (c) joint driveway agreement of record in Book 4273, page 870, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1505 Sweetbriar Avenue, Nashville, Tennessee 37212
(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 7th day of July, 2008.

Tyron B. Draper

Amy S. Draper

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 Tyron B. Draper and Amy S. Draper, the bargainor, 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 7th day of July, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public