WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Dan Gremillion **Jennifer Gremillion**	DAN Gremillion	**117-6-47**
(NAME) **2300 Hampton Avenue**	P.O. Box 158772 (NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville TN 37215	
(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, **Jean B. Crawford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan Gremillion and Jennifer Gremillion, 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 the westerly 125 feet of the easterly 150 feet of the northerly part of Lot No. 16 on the plat of Hillsboro Heights, not of record. According to a survey made by W.B. Southgate, Engineer, May _____, 1910, said part of Lot No. 16 fronts 125 on the northerly side of Hampton Avenue and runs back between parallel lines with the westerly margin of 23rd Avenue south 341 feet, more or less, to the southerly line of Lot No. 4

Being the same property conveyed to W.A. Bass and wife, Addiebelle Bass by deed of record in Book 1003, Page 298, RODC, the said W.A. Bass having died in December 1972 leaving his widow as the surviving tenant by the entirety. The said Addiebelle Bass died in March 1992 leaving a Last Will and Testament that was probated in the Davidson County Probate Court Clerk's Office and recorded in Will Book 179, Page 97 in said Clerk's office and also recorded in Instrument No. 20020708-0081658, RODC. Said Will devised the property hereinabove described to Jean B. Crawford, the only daughter of Addiebelle Bass. The said Jean B. Crawford being the Grantor named herein.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **2300 Hampton Avenue, Nashville, TN 37215**

(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 my hand this 18th day of June, 2009.

Jean B. Crawford

Jean B. Crawford

BILL GARRETT, Davidson County
Trans:T20090040951 DEEDWARR
Recvd: 06/19/09 08:27 2 pgs
Fees:13.00 Taxes:2534.50

20090619-0057088

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 Jean B. Crawford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18TH DAY OF JUNE, 2009.

Commission expires:

Notary Public

SHANNON PHUBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011