WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Diaz	CityLife Lending Group, LLC	83-06-153
(NAME)	(NAME)	
221 Scott Avenue	175 Sullv's Trail Ste. 201	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Pittsford, NY 14534,	
(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, Don C. Crouch and wife, Lynn Crouch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Diaz, a single person, 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 Lot No. 11 and the north 25 feet on Lot 12 on the plan of Beaumont Place, of record in Book 332, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Don C. Crouch and wife, Lynn Crouch, by deed of record in Book 8057, Page 857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions andeasements of record.

This instrument is executed on behalf of Don C. Crouch and Lynn Crouch by Victor Hazelwood as their Attorney In Fact pursuant to recorded Power of Attorney of record in Book 20090818, Page 0077695, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 221 Scott Avenue, Nashville, TN 37206

(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.

BILL GARRETT, Davidson County
Trans: T20090056416 DEEDWARR
Recvd: 08/18/09 13:44 2 pgs
Fees: 13.00 Taxes: 573.50

20090818-0077696

Witness our hands this 13th day of August, 2009.

Don C. Crouch by Victor Hazelwood, his attorney in fact his Atty-In-fact.

Lynn Crouch by Victor Hazelwood

Lynn Crouch, her attorney in fact her Atty-In-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of August, 2009, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Don C. Crouch and Lynn Crouch and who acknowledged that he executed the same as the free act and deed of the said Don C. Crouch and Lynn Crouch, through Power of Attorney granted him by the said Don C. Crouch and Lynn Crouch.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2009.

Commission expires:

La Trece McAdoo

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

La Trece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County