6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.

(AFFIX SEAL)

I. DYKE TALLUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Lee Craft	Fifth Third Mortgage Company	**119.13.285.00**
(NAME) **314 Tanksley Avenue**	(NAME) P.O. Box 11060	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Orange, CA 92856-8160	
(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, **Karen J. Talley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy Lee Craft, an unmarried person and Susan Craft Small, a married woman; as tenants with the right of survivorship,** 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 easterly 51 feet of Lot No. 24 on the Map of Rose V. Tanksley's Subdivision, as of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 51 feet on the northerly side of Tanksley Avenue and extends back between parallel lines 153 feet to an alley.

Being the same property conveyed to Karen J. Talley by Quitclaim Deed from James W. Talley in Instrument No. 20070515-0057915, dated May 8, 2007 and recorded May 15, 2007, said Register's Office.

Being the same property conveyed to James W. Talley and wife, Karen J. Talley by deed dated September 6, 2006 from Estate of Margaret Jane Lee, Deceased of record in Instrument No. 20060919-0015713, dated September 15, 2006 and recorded September 19, 2006, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **314 Tanksley Avenue, Nashville, TN 37211**

(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:T20090073302 DEEDWARR
Recvd: 10/28/09 13:23 2 pgs
Fees:13.00 Taxes:542.05
20091028-0099521

Witness my hand this **27th day of October, 2009**.

Karen J. Talley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Karen J. Talley, unmarried** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2009.

Commission expires: May 6, 3013



I. Dyke Tatum Notary Public