# WARRANTY DEED

PATRICIA NICHOLLS
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 $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/2/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Gregory M. Tolbert | SunTrust Mortgage, Inc. | Parcel ID: |
| 1511 Naples Av. | 401 Commerce St., Ste. 6100 | 03214001300 |
| Nashville, TN 37207 | Nashville, TN 37219 | |

FOR AND IN 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

**Dennis M. Crowder and wife, Ethel Crowder**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Gregory M. Tolbert and wife, Leah C. Tolbert**
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. 22, Naples Avenue of Grande Villa, Section II, and platted in Book 4675, Page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 201.60 feet on the south side of Naples Avenue; running back 221.49 feet on the east side (being the dividing line between Lot 23 and 22) to a point; thence in a southerly direction 163.12 feet (being the rear boundary of Lot 24); running back 357.60 feet on the west side to a dead line in the rear which measures 60.00 feet.

BEING the same property conveyed to Dennis M. Crowder and Ethel Crowder by deed from James Edward Williams and Anita Williams, of record in Book 6179, Page 787, dated November 17, 1983, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4750, Page 533, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Page 158; and (3) Easement to Metro of record in Book 7663, Page 678, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1511 Naples Av., Nashville, TN 37207

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 15th day of July, 2010.

Dennis M. Crowder

Ethel Crowder

BILL GARRETT, Davidson County
Trans:T20100043621 DEEDWARR
Recvd: 07/16/10 09:18 2 pgs
Fees:13.00 Taxes:592.00

20100716-0055797

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 Dennis M. Crowder and Ethel Crowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.