BILL GARRETT, Davidson County
Trans:T20100047302 DEEDWARR
Recvd: 08/02/10 14:47 2 pgs
Fees:13.00 Taxes:66.60
20100802-0060535

Prepared By & Return To:
Clarity Title, LLC
613 Gaylemore Drive
Goodlettsville, TN 37072
615-448-6494
10-0159

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF July, 2010.

Notary Public

Commission Expiration:
11/04/13

John B. Gregory
State of Tennessee Notary Public
Davidson County

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Scott Carter	**Scott Carter**	**052-020 / 03700**
409 Dominion Court	**409 Dominion Court**	
Franklin, TN 37067	**Franklin, TN 37067**	

WARRANTY DEED

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,

Martin Crum and wife, Tanya Crum

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Carter, married

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 half of lot No. 19 and all of Lot No. 20 of Block "F" on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 and all of Lot No. 20 front together 75 feet on the southerly side of Yowell Avenue and runs back between parallel lines, with the westerly margin of Hillcrest Drive, 145 feet to a dead line.

Being the same property conveyed to Martin Crum and wife, Tanya Crum on 03/30/2000, by deed from Craig Terrell Duncan and wife, Susan A. Duncan, filed for record on 03/31/2000 in Instrument No. 20000331-0032492, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 732 Yowell Avenue, Madison, Tennessee 37115.

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 29th day of July, 2010.

Martin Crum
Martin Crum

Tanya Crum
Tanya Crum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martin Crum and wife, Tanya Crum**, 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 Goodlettsville, Tennessee this 29th day of July, 2010.

Notary Public

Commission Expiration: 11/04/13

John B. Gregory
State of Tennessee Notary Public
Davidson County

MC
TC