BILL GARRETT, Davidson County
Trans:T20100047817 DEEDWARR
Recvd: 08/03/10 15:35 2 pgs
Fees:13.00 Taxes:536.50
20100803-0061115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22
DAY OF July, 2010.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy L. Donato 1304 Brendale Court Nashville, TN 37214	Farmintgon Financial Group 1912 21st Ave. South Nashville, TN 37212	Map 108.04 Group A Parcel 89

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,

Taneka L. Crawford, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeremy L. Donato, a single man

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:

Being Lot No. 37 on the Plan of the Villages of Larchwood, Phase II, Section III, of record in Book 9700, Page 861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Taneka L. Crawford, a single woman by Deed from Bank One, National Association, as Trustee dated May 6, 2004 of record in Instrument Number 20040520-0059603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 861, Register's Office for Davidson County, Tennessee.
4) Property is subject to Villages of Larchwood, Phase II, Section III, a Planned Unit Development, Charter of record in Book 10715, Page 160, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10715, Page 162, Amended in Book 10940, Page 499, Annexation Section III in Book 11448, Page 741, said Register's Office.

This is improvedproperty known as: **1304 Brendale Court, Nashville, TN 37214**
(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(s) this 22 day of July, 2010.

Taneka L. Crawford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Taneka L. Crawford, a single woman, with whom I am personally acquainted, (or who 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, at office, this 22 day of July, 2010.

Donna C. Plonk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PLONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076