BILL GARRETT, Davidson County
Trans:T20100071838 DEEDWARR
Recvd: 11/12/10 13:30 2 pgs
Fees:13.00 Taxes:370.00
20101112-0090823

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $100,000.00

Subscribed and sworn before me this the 5th day of November, 2010.

Affiant

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
(Affix Seal)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

2010386

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
John W. Crane II
1424 Fulton Street
Nashille, TN 37206

Send tax bills to:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215

Map 94-1, Parcel 355

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Toni Swarthout , an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John W. Crane II, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 141, on the plan of Shelby Village No. Two, of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Toni Swarthout, an unmarried person, by Quitclaim Deed from Ann Eubank, an unmarried person, of record in Instrument No. 20060912-0112801, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year ~~2010~~ 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1424 Fulton Street, Nashville, TN, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 5th day of November, 2010.

Toni Swarthout

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Toni Swarthout ,the bargainor(s), 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 this 5th day of November, 2010.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY