After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Affiant

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 11th **day of** February **, 2011.**

Notary Public
My commission expires: ~~02/11/13~~ 03-04-13

03-1101-36884

Address of New Owner:	Send Tax Bills to:	Tax Information
Kim D. Crowder	Bank of America	118-14-0-106
3525 Crestridge Drive	801 Crescent Centre Dr	
Nashville TN 37204	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Isaac L. Howard and wife, Donna M. Howard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kim D. Crowder, hereinafter called the Grantees, their successors 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. 27 on the Plan of Longview Manor, Sections One and Two, of record in Book 1424, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Isaac L. Howard and wife, Donna M. Howard, by deed from Betty Willis, dated September 15, 1999 recorded September 16, 1999 in Book 11664, Page 460, Register's Officefor Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3525 Crestridge Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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:T20110009590 DEEDWARR
Recvd: 02/15/11 15:33 2 pgs
Fees:13.00 Taxes:1368.63
20110215-0012998

WITNESS my hand this 11th day of February, 2011.

Isaac L. Howard

Donna M. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaac L. Howard and Donna M. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of February, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

