WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110013430 DEEDWARR
Recvd: 03/07/11 10:39 2 pgs
Fees:13.00 Taxes:849.15
20110307-0017847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAVID R.A. ROETCER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Crawford	Brandon Crawford	118-01-0-341
(NAME)	(NAME)	
2803 Sherbourne Ave.	2803 Sherbourne Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James A Adams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Crawford and Andrea Crawford, 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:

unimproved ☐

This is improved ☒ property, known as 2803 Sherbourne Ave., Nashville, TN 37204
(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 this 1st day of March, 2011.

James A Adams

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 James A Adams and, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my official seal this the 1st day of March 2011.

Notary Public

My Commission Expires:

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

Exhibit A

Land in Davidson County, Tennessee, being the Easterly part of Lots Nos. 119 and 120 on the Plan of part of Dr. L.G. Noel's Idlewild Subdivision, not of record, described according to a survey by George W. Watkins, surveyor, March 30, 1959, as follows:

Beginning at a point on the Westerly margin of Sherbourne Avenue, said point being South 2 deg. 25' West 165 feet from the Southerly margin of Halycon Avenue; thence with the Westerly margin of Serbourne Avenue, South 2 deg. 25' West 100 feet; thence North 84° West 84 feet; thence North 5° 55' East 99.7 feet to the Southerly margin of an alley; thence with the same, South 84 deg. East 77.9 feet to the beginning.

Being the same property conveyed to James Artis Adams by Executors Quitclaim Deed from James C. Adams, The Executor, recorded on the 9th day of October, 2009 in Instrument No. 20091009-0094166, Register's Office for Davidson County, Tennessee.