BILL GARRETT, Davidson County
Trans:T20110020775 DEEDWARR
Recvd: 04/08/11 11:16 2 pgs
Fees:13.00 Taxes:416.25
20110408-0027321

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
11-0032

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00.

Lela Gregory-Crowder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of March, 2011.

Notary Public

Commission Expiration: 5/2/11

ADDRESS OF NEW OWNER:
Jasmine N. Randle
2737 River Bend Road
Nashville, TN 37214

SEND TAX BILLS TO:
Jasmine N. Randle
2737 River Bend Road
Nashville, TN 37214

MAP-PARCEL:
062-020A-00600CO

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,

Lela Gregory-Crowder, an unmarried woman

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

Jasmine N. Randle and husband, Ivory Randle

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 Lot No. 78A on the Plan of the Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 77A, 77B, 78A, 78B, 79B, 80A, and 80B, River Trace Estates, Phase 1, Section 1, of Record in Book 6900, Pages 324 and 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lela Gregory-Crowder on 08/02/2006 by deed from Bill Crowder and Lassie Crowder, filed for record on 08/03/2006, in Instrument No. 20060803/0094566, 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.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2737 River Bend Road, Nashville, Davidson County, Tennessee 37214**

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 30th day of March, 2011.

Lela Gregory-Crowder
Lela Gregory-Crowder

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lela Gregory-Crowder** , 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 30th day of March, 20 11.

Notary Public

Commission Expiration: 5/2/11

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.