11-0052

Register Return to
Land Title South,
3326 Aspen Grove
Suite 400
Franklin, TN 3706

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11-0083

Subscribed and sworn to before me this 5th day of April, 2011.

Notary Public
My Commission Expires: 01/09/12
My Commission Expires
October 28, 2012

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Brent Craig | 9005 Overlook Blvd. | 103 3 |
| 132 51st Avenue North | Brentwood, TN 37027 | 206.00 |
| Nashville, TN 37209 | | |

## 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, I, **Regina A. DuBois, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brent Craig, a married man**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 6 on the Map of H.S. Hunter's Resubdivision of Block 7, Sylvan Park Subdivision, of record in Book 974, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Regina A. DuBois by deed from Jonathan C. Ivins and wife, Melinda J. Ivins, dated November 21, 1997, recorded in Book 10701, Page 528, Register's Office for said County.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **132 51st Avenue North, Nashville, TN 37209.**

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.

BILL GARRETT, Davidson County
Trans:T20110020797 DEEDWARR
Recvd: 04/08/11 11:38 2 pgs
Fees:13.00 Taxes:777.00
20110408-0027335

Witness my hand this 5th day of April, 2011.

Regina A. DuBois

**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 **Regina A. DuBois**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2011.




Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12