WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110031333 DEEDWARR
Recvd: 05/26/11 08:32 2 pgs
Fees:13.00 Taxes:3663.00
20110526-0040249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

PAUL F. SOMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Hersh	new owner	116-12-0-150
(NAME)	(NAME)	
3713 Wimbledon Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, I, Samuel K. Crocker, married, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Hersh, unmarried and Merle Born, unmarried, as tenants in common with right of survivorship 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(s) 1, as shown on the map entitled Final Plat, Waller & Crocker Subdivision, of record as Instrument No. 20060601-0064569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SAMUEL K. CROCKER, by Quitclaim Deed from GAYLE MALONE, JR., of record in Book 10878, page 888, dated August 6, 1998, said Register's Office. And also being the same property conveyed to SAMUEL K. CROCKER, by deed from JAMES I. WALLER AND WIFE, ELIZABETH A. WALLER, of record as Instrument No. 20060615-0071548, dated June 13, 2006, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the map entitled Final Plat, Waller & Crocker Subdivision, of record as Instrument No. 20060601-0064569, said Register's Office; and any and all restrictions and easements of record.

Katherine S. Crocker, spouse of Samuel K. Crocker, joins in the execution of this instrument to convey any marital interest she has in the subject property.

unimproved ☐

This is improved ☒ property, known as 3713 Wimbledon Road, Nashville, TN 37215

(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 our hands this 19th day of May, 2011.

Samuel K. Crocker

Katherine S. Crocker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel K. Crocker and wife, Katherine S. Crocker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of May, 2011.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/20/14