# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Brian Bishop | NEW OWNER | Parcel ID: |
| 2006 Kimberly Drive | | 07513019600 |
| Mount Juliet, TN 37122 | | |

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

**Terry Michael Crabtree, Executor for The Estate of Thomas E. Crabtree, Sr.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Brian Bishop**

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. 80 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a monument on the northwesterly margin of Bonnaford Drive; thence around a curve to the right to a monument on the northerly margin of Bonnalynn Drive; thence along the said margin of said Drive 3391 feet to a monument; thence continuing along the said margin of said drive 52.77 feet to the corner of Lot No. 79; thence northerly along a straight line between Lots 79 and 80, 129.5 feet to a monument joining Lots 79, 80, and 81; thence southeasterly along a straight line between Lots 80 and 81, 122.4 feet to the northwesterly margin of Bonnaford Drive; thence southwardly along the said margin of the said Drive, 90 feet to a monument; thence continuing 5.5 feet to a monument, being the point of beginning.

Being the same property conveyed to Thomas E. Crabtree, Sr. and wife, Lucy Crabtree by deed from Lula M. Thomas, a widow, of record in Instrument 20060602-0064973, said Register's Office. The said Lucy Crabtree died June 20, 2010, and the title is vested in Thomas E. Crabtree, Sr. as surviving tenant by the entirety. The said Thomas E. Crabtree, Sr. died testate on August 29, 2010, and the Estate was admitted to Probate as Probate No. 10P-1413, of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Executor of the Estate of Thomas E. Crabtree, Sr., pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 10P-1413.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 49, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3912 Bonnaford Dr., Hermitage, TN 37076

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:T20110044758 DEEDWARR
Recvd: 07/25/11 11:02 2 pgs
Fees:13.00 Taxes:316.35
20110725-0056672

Witness my hand this 22nd day of July, 2011.

The Estate of Thomas E. Crabtree, Sr.

BY: _____
Terry Michael Crabtree, Executor

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 Terry Michael Crabtree, Executor for The Estate of Thomas E. Crabtree, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor of The Estate of Thomas E. Crabtree, Sr. and as such Executor he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2011.

My Commission Expires: 11/7/15 _____
Notary Public

