WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$256,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. and Jane M. Crawford 517 Brookvale Terrace Nashville, TN 37209	SAME	103-6-11
(NAME) **517 Brookvale Terrace**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **Mary V. Prasit and Kenneth E. Belliveau, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Crawford and Jane M. 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: ***husband & wife

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 32 fronts 75 feet on the northwesterly side of Brookvale Terrace and runs back 199.3 feet on the northeasterly line and 253.5 feet on the southwesterly line to a dead line in the rear which measures 120.2 feet.

Being the same property conveyed to Mary V. Prasit, unmarried, by deed from Jason MacPherson and wife, E. E. MacPherson, dated July 15, 1998, of record in Book 11022, page 713, said Register's Office for Davidson County, Tennessee. The said Mary V. Prasit is now married to Kenneth E. Belliveau.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Kenneth E. Belliveau, husband of the said Mary V. Prasit, joins in this conveyance for the purpose of conveying any and all right, title and interest that he may have in subject property.

unimproved ☐

This is improved ☒ property, known as **517 Brookvale Terrace, Nashville, TN 37209**

(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 31 day of August, 2011.

Mary V Prasit
By Vereen M Bell
attorney in Fact

Mary V. Prasit
By: Vereen M. Bell, Attorney in Fact

Kenneth E Belliveau

Kenneth E. Belliveau

BILL GARRETT, Davidson County
Trans:T20110054449 DEEDWARR
Recvd: 09/02/11 09:29 2 pgs
Fees:13.00 Taxes:947.20
20110902-0068086

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 Kenneth E. Belliveau, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st DAY OF AUGUST, 2011.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Doreen M. Bell with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Mary V. Prasit and being authorized to act on behalf of said person he/she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st DAY OF AUGUST, 2011.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public