

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $190,000.00 (One Hundred Ninety Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of September, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-29-2012

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC 2309 Crestmoor Road, STE 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS: Robert C. Crowley 1408 Holly Street Nashville,TN 37206	SEND TAX BILLS TO: Regions Bank d.b.a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	MAP-PARCEL NUMBER: 08309044100

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/WE, LAURA M. HEFFINGTON, TRUSTEE U/D/T dated March 26, 2009 F/B/O The Laura M. Heffington Family HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, ROBERT C. CROWLEY, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 25 in Block "D" on the Plan of Lindsley Home Place of record in Book 2, Page 92, Chancery Court of Nashville Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura M. Heffington, Trustee, U/D/T dated March 26, 2009, F/B/O The Laura M. Heffington Family, by deed of record in Instrument Number 20091106-0103101, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 1408 HOLLY STREET NASHVILLE,TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 20110062991

BILL GARRETT, Davidson County
Trans:T20110062991 DEEDWARR
Recvd: 10/10/11 10:34 2 pgs
Fees:13.00 Taxes:703.00

20111010-0078482

WITNESS, this 27 day of September, 2011

Laura M. Heffington, Trustee u/d/t dated March 26, 2009 f/b/o The Laura M. Heffington Family

BY: _____
Laura M. Heffington, Trustee

STATE OF)
COUNTY OF)

On this 27th day of September, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the Trustee of Laura M. Heffington, Trustee u/d/t dated March 26, 2009 f/b/o The Laura M.Heffington Family , the within named bargainor, a Trustee, and that as such Trustee being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Laura M. Heffington as such Trustee.

Witness my hand and official seal on this the 27th day of September, 2011.

_____
Notary Public
Commission Expires: 8-29-2012

CHERYL JOHNSON
Commission # 1811643
Notary Public - California
Los Angeles County
My Comm. Expires Aug 29, 2012

LTSR Number

GTI File: 201[illegible]