WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/11 16:06 2 pgs
Fees:13.00 Taxes:323.75
20111219-0099018

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,500.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 15 day of December, 2011.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Chase Gober	SAME	117-03-0-003.00
2808 Natchez Trace		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl F. Crowley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Chase Gober and Tammy Gober**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 and the southerly 20 feet of Lot No. 11 on the map showing subdivision of Lots Nos. 12, 13, 14 and 15 on the plan of Belair, of record in Book 547, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 and part of Lot No. 11 front together 70 feet on the easterly side of 28th Avenue South, and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Dorothy C. Crowley, by deed from George H. Gaffney and wife, Anna Askew Gaffney, on June 18, 2059, of record in Book 2923, page 577, Register's Office for Davidson County, Tennessee. The said Dorothy C. Crowley having died intestate on November 21, 1986 leaving as her only heir-at-law, Carl F. Crowley. Affidavit of Heirship of record in Instrument Number 20070725-0088534, said Register's Office.

Included in the above conveyance but EXPRESSLY EXCLUDED from this conveyance is the following:

Beginning at the point in the east margin of Natchez Trace, said point being along the said east margin South 8 degrees West 342 feet from the south margin of Woodlawn Drive; thence South 82 degrees East 25.2 feet to a point; thence South 56 degrees 34 minutes East 135.1 feet to a point; thence North 82 degrees West 147.2 feet to a point in said east margin; thence along the said east margin North 8 degrees East 58.0 feet to the point of beginning and containing 5,001 square feet.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 96, Register's Office Davidson County, Tennessee.
- Easement for Sewer of record in Book 4803, page 459, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2808 Natchez Trace, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 15, 2011.

Carl F. Crowley
Carl F. Crowley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl F. Crowley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY