BILL GARRETT, Davidson County
Trans:T20110081656 DEEDWARR
Recvd: 12/27/11 12:29 2 pgs
Fees:13.00 Taxes:1165.50
20111227-0100832

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $315,000.00

Affiant

Subscribed and sworn before me this the 20th day of December, 2011.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hilmont Builders, LLC 128 Holiday Court, Ste 125 Franklin, TN 37067	New Owner	118-13-157

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANE M CRAWFORD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HILMONT BUILDERS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 25 on the Plan of Lipscomb Heights Sub-division, of record in Book 2083, page 61, Register's Office for said County.

Beginning at a point on the northerly margin of Albert Court, said point being the common corner of Lots Nos. 25 and 26 of said Subdivision; thence with the dividing line between said lots eastwardly 135.0 feet to a point on the rear line of said subdivision; thence northwardly S 1 deg. 35 feet W. 200 feet to a point, said point being the common corner of Lots Nos. 25 and 24 of said Subdivision; thence southwestwardly with the dividing line between said Lots No. 25 and 24 253.9 feet to a point on the northly margin of Albert Court; thence southerly with the northerly margin of Albert Court 56.05 feet to a concrete monument; thence continuing with the said margin of Albert Court 14.51 feet to another concrete monument on the said margin of Albert Court; thence continuing with the northerly margin of Albert Court with a slight curve of same 35 feet to the beginning.

Being the same property conveyed to Jane M Crawford by Quitclaim deed from Sam E Crawford, Jr and wife, Ann P Crawford, their remaining 1/4 undivided interest in and to a certain tract or parcel dated February 14, 2002 of record in Instrument No. 20020220-0021375, said Register's Office.

Being the same property conveyed to Jane M Crawford by Quitclaim deed from Dan E. Crawford and wife, Cynthia Crawford, their 1/8 undivided interest in and to a certain tract or parcel dated January 1, 1999 of record in Book 11313, Page 147, said Register's Office.

Being the same property conveyed to Jane M Crawford by Quitclaim deed from Sam E Crawford, Jr and wife, Ann P Crawford, their 1/8 undivided interest in and to a certain tract or parcel dated January 1, 1999 of record in Book 11313, Page 84, said Register's Office.

Being the same property conveyed to Jane M Crawford by Quitclaim deed from Sam E Crawford, Jr and wife, Ann P Crawford, their 1/8 undivided interest in and to a certain tract or parcel dated October 22, 1998 of record in Book 11299, Page 254, said Register's Office.

Being the same property conveyed to Jane M Crawford by Quitclaim deed from Dan E. Crawford and wife, Cynthia Crawford, their 1/8 undivided interest in and to a certain tract or parcel dated November 17, 1998 of record in Book 11250, Page 595, said Register's Office.

Being the same property conveyed to Sam E. Crawford, Jr., et ux Ann P. Crawford and Jane M. Crawford and Dan E. Crawford by Warranty Deed from Frank Neal Davis, Jr. and wife, Shirley C. Davis of record in Book 7063, Page 850; dated December 5, 1986; said Register's Office for Davidson County, Tennessee.
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 901 Albert Court, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20th day of December, 2011.

Jane M Crawford

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jane M Crawford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2011.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY