WARRANTY DEED

G-VRES-11-1420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/17/2013
(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Suchan	Nations Lending Corporation	
24463 Riverfront Drive (ADDRESS)	4 Summit Park Drive #200 (NAME)	
Punta Gorda, FL 33980 (CITY) (STATE) (ZIP)	Independence, OH 44131 (ADDRESS) (CITY) (STATE) (ZIP)	83-13-348.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAIRE M. CROWELL AND TYLER J. CROWELL, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT F. SUCHAN, UNMARRIED AND DIANE E. SUCHAN, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that 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. 198 AND THE EASTERLY 13 FEET OF LOT 197 ON THE MAP OF LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92 OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID LOT NO. 198 AND PART OF LOT NO. 197 FRONT TOGETHER 63 FEET ON THE SOUTHERLY SIDE OF BOSCOBEL STREET, AND RUN BACK BETWEEN LINES, 121 FEET ON THE EASTERLY LINE, WHICH IS ALSO THE WESTERLY LINE OF 15TH STREET, AND 121.46 FEET ON THE WESTERLY LINE, TO THE NORTHERLY MARGIN OF AN ALLEY IN THE REAR, ON WHICH IT MEASURES 63 FEET.

BEING THE SAME PROPERTY CONVEYED TO CLAIRE M. MARSHALL AND TYLER J. CROWELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM ROBERT H. SCHLISE AND DAVID MICHAEL ALLEN, RECORDED ON THE 26TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100226-0014836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CLAIRE M. MARSHALL AND TYLER J. CROWELL HAVING SINCE MARRIED. CLAIRE M. MARSHALL IS NOW KNOWN AS CLAIRE M. CROWELL

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 92, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1420 Boscobel Street, Nashville, Tennessee 37206
(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 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. 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:T20120007854 DEEDWARR
Recvd: 02/01/12 15:00 2 pgs
Fees:13.00 Taxes:775.15
20120201-0009240

Witness my/our hand(s) this 27th day of January, 2012.

Claire M. Crowell

Tyler J. Crowell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claire M. Crowell and Tyler J. Crowell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903