THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30397-01-2012** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Affiant Subscribed and sworn to before me this 27th day of January, 2012. Notary Public My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2013

WARRANTY DEED

Address New Owner: Claire Crowell, Tyler Crowell 1303 Plymouth Avenue Nashville, TN 37216	**Send Tax Bills To:** Franklin American Mortgage Co 501 Corporate Centre Dr. #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 061 120 14200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heath A. Warren and wife, Christy Warren**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire Crowell and Tyler Crowell, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1303 Plymouth Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of January, 2012.

Heath A. Warren by

Heath A. Warren
BY: George E. Mudter, Jr., Attorney-In-Fact

Christy Warren by

Christy Warren
BY: George E. Mudter, Jr., Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20120007869 DEEDWARR
Recvd: 02/01/12 15:16 2 pgs
Fees:13.00 Taxes:843.60
20120201-0009263

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said HEATH A. WARREN AND CHRISTY WARREN and is authorized by the said HEATH A. WARREN AND CHRISTY WARREN to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of January, 2012.

Notary Public

My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 and the easterly one-half of Lot No. 24 on the Plan of Map showing Re-Subdivision of Lots 70-73-76-77-78-79-80-81-82-83-86-87-88-89-90-91-92-93-94-95-96-97, Eastdale Place of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said property fronts 90 feet on the northerly margin of Plymouth Avenue and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Heath A. Warren and wife, Christy Warren, by deed dated May 4, 2007, from Christopher R. Thurmond and wife, Amelia S. Thurmond, of record in Instrument No. 20070511-0056914, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 974, page 22, Register's Office for Davidson County, Tennessee.