WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120011227 DEEDWARR
Recvd: 02/15/12 08:45 2 pgs
Fees:13.00 Taxes:1071.15

20120215-0013091

State of Tennessee
County of
The actual consideration or value, whichever is greater, for this transfer is $289,500.00.

Affiant

Subscribed and Sworn to before me, this 13th day of February, 2012.

Notary Public

My Commission Expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Yale Riley, Chicago Title Insurance Company, 6840 Carothers Parkway, Suite 200, Franklin, TN 37067

ADDRESS NEW OWNER(s) James Frank Crowell, Jr.	**SEND TAX BILLS TO:** Same	**Map 105-14-0-264.00 & Map 105-14-0-264.01**
P.O Box 41250		
Nashville, TN 37204-1250		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margot John, unmarried**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James Frank Crowell, Jr.**, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Berry Hill, Davidson County, Tennessee also being part of Lot 92 and all of Lots 93 and 94 on the Plan of George I. Waddy's Subdivision of Westwood of record in Plat Book 332, page 99 at the Register's office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at an existing iron pipe on the easterly right-of-way line of White Avenue, 60 feet in width, at a corner common with the property conveyed to Sheri L. Tingle and Brenton S. Bennett of record in Instrument Number 20030408-0046168 at the Register's office for Davidson County, Tennessee;
Thence with the easterly right-of-way line of White Avenue North 18 deg 15 min 00 sec West, 168.41 feet to an iron rod set at the beginning of a radius return to Craighead Street;
Thence with a curve to the right having a radius of 25.00 feet, a curve length of 46.49 feet and a chord bearing and distance of North 35 deg 01 min 35 sec East, 40.08 feet to an iron rod set on the southerly right-of-way line of Craighead Street, 80 feet in width;
Thence with the southerly right-of-way line of Craighead Street with a curve to the right having a radius of 1392.69 feet, a curve length of 135.89 feet and a chord bearing and distance of South 88 deg 54 min 07 sec East, 135.83 feet to an iron rod set on the westerly right-of-way line of an unimproved and unnamed Alley, 15 feet in width;
Thence with the westerly right-of-way line of the unnamed Alley, South 19 deg 51 min 08 sec East, 146.94 feet to an existing iron rod at a corner common with said Tingle and Bennett;
Thence leaving the westerly right-of-way line of the unnamed Alley with the northerly property line of Tingle and Benton, South 71 deg 34 min 48 sec West, 164.40 feet to the point of beginning; containing 28,261 square feet or 0.649 acres more or less, according to a survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., Nashville, TN, dated December 5, 2011, last revised January 10, 2012, job #11242ALTA BB.

Being the same property conveyed to Margot John by deed from Lisa Gaston Luplow of record in Instrument No. 20041029-0130063, Register's Office for Davidson County, Tennessee.

This is improved property known as: 509 Craighead Street and 2402 White Avenue, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns forever. Grantor covenants that she 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 for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors 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.

Witness my hand this 11 day of February, 2012.

Margot John

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margot John**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 11th day of February, 2012.

Judy S. Schnurbusch
Notary Public

My Commission Expires: 03/24/2012

JUDY S. SCHNURBUSCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ENCUMBRANCES:

1. Taxes for the year 2012; a lien, not yet due or payable.
2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 99, Register's Office for Davidson County, Tennessee.