BILL GARRETT, Davidson County
Trans:T20120012303 DEEDWARR
Recvd: 02/21/12 09:02 2 pgs
Fees:13.00 Taxes:122.10
20120221-0014444

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of February, 2012, by and between Carolyn P Mooney, married, party of the first part, and Sedric Crawford and wife, Shawanda Dodson-Crawford, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan Gold Coast Addition, of record in Book 2854, Page 123, Register's Office for said County.

Said Lot No. 4 fronts 51.8 feet on the northwesterly side of Red Rose Court and extends back 174.3 feet on the northeasterly line and 194.6 feet on the southerly line to a broken line in the rear on which it measures 377.1 feet.

Being all or part of the same property conveyed to Carolyn P. Mooney, by virtue of that certain Warranty Deed dated September 27, 2006, at Instrument No. 20061004-0123344 in the Register's Office of Davidson County, Tennessee. Grantor warrants that this property has never been used as her primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carolyn Mooney

Carolyn P Mooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carolyn P Mooney, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sedric Crawford and wife, Shawanda Dodson-Crawford
406 Hickory Chase Drive
Madison, TN 37115

Tax Parcel No 06911000100

Property Address: 0 Red Rose Court
Nashville, TN 37218

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $33,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY