RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20120014623 DEEDWARR
Recvd: 02/29/12 09:40 3 pgs
Fees:18.00 Taxes:962.00
20120229-0017414

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
679442 429814-000255
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Hilary A. Craiglow	(NAME) Pinnacle National Bank	104-05-0-248.00
(STREET ADDRESS OR ROUTE NUMBER) 3603 Westbrook Avenue	(STREET ADDRESS) P.O. Box 3316878	
(CITY) (STATE) (ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP) Murfreesboro, TN 37133-1678	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jennifer M. Galvin, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Hilary A. Craiglow, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. Book 10619 page 164 in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 260,000.00

Affiant

Subscribed and sworn to before me this the 28th day of February 2012.

Notary Public

My commission expires:

(Affix Seal)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

This is unimproved ( ), known as 3603 Westbrook Avenue, Nashville, TN 37205
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 14th day of October, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer M. Galvin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joan M. West, a Notary Public in and for said County and State, Jennifer M. Galvin, the within named bargainor single (fill in marital status), 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, at office, this 14th day of October, 2011.

Joan M. West
Notary Public Joan M. West
My Commission Expires: 7/6/2015

(This area for official notarial seal)
JOAN M. WEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public
My Commission Expires:

(This area for official notarial seal)

Exhibit "A"

Land in Davidson County, Tennessee, being part of Lot Nos. 325, 326, and 327 on the Map of Richland Realty Co's First Addition to Subdivision "B" of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said parts of Lots 325, 326 and 327 are described as follows: Beginning at a point on the southerly margin of Westbrook Avenue, at the easterly margin of a 15-foot alley; thence in a southerly direction, with the margin of said alley, 150 feet to a point which is 4.3 feet north of the southerly margin of Lot No. 325; thence in an easterly direction and parallel with the line between Lots 325 and 324, a distance of 50 feet to a point; thence in a northerly direction and parallel with said alley, 150 feet, more or less, to the southerly margin of Westbrook Avenue, thence in a westerly direction along the margin of the said Avenue, 50 feet to the beginning.

Being the same property conveyed to Jennifer M. Galvin, unmarried, by Warranty Deed from H. Lynn Greer, III, unmarried, recorded in Book 10619, page 164, in the Register's Office for Davidson County, Tennessee, dated September 15, 1997.