03

Realty Title

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
The Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20120016211 DEEDWARR
Recvd: 03/05/12 15:10 2 pgs
Fees:13.00 Taxes:499.50
20120305-0019289

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 053-09-0B-175.00

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Rachelle Crandall
Affiant

Subscribed and sworn to before me this the 29th day of February, 2012.

My Commission Expires: _____

Diane K. Mann
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Daniel L. Crandall
(Name)
1037 Pawnee Trail
(Street Address)
Madison, TN 37115

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **LINDSEY CLARK, f/k/a LINDSEY MYERS and DAN CLARK, wife and husband,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **DANIEL L. CRANDALL** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section Five, Cumberland Station at Wilson Camp, of record in Instrument Number 20060118-0006553, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsey Myers and Dan Clark, an unmarried woman and an unmarried man, by deed from Randall Phillips Homes, LLC of record in Instrument Number 20060831-0107693, in the Register's Office for Davidson County, Tennessee, dated August 28, 2006.

BEING improved property known as: 1037 Pawnee Trail, Madison, TN 37115

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 29th day of February, 2012.

Lindsey Clark

Dan Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **LINDSEY CLARK, f/k/a LINDSEY MYERS and DAN CLARK, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of February, 2012.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013