WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023148 DEEDWARR
Recvd: 03/30/12 10:11 2 pgs
Fees:13.00 Taxes:59.20
20120330-0027013

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/23/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16887

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FED Development	~~FED Development~~	083-01-0 011.00
(NAME)	(NAME)	
7305 Autumn Crossing Way	New Owner	
(ADDRESS)	(ADDRESS)	
Brentwood Tn 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marilyn S Crutcher and Larry Starnes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FED Development, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the easterly 150 feet of Lot No. 31. on the Plan of Nashville Trust Company's Subdivision of Tim H Moore Tract, of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 31 fronts 50 feet on the westerly side of Laurent Street, formerly Kline Street and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Macon Crutcher and wife Marilyn S Crutcher and Larry Starnes, by deed of record in Instrument No. 20030122-0009314, Register's Office for Davidson County, Tennessee. The said Macon Crutcher having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1204 Laurent Street, nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 23rd day of March, 2012.

Marilyn S. Crutcher
Marilyn S Crutcher

Larry Starnes
Larry Starnes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn S. Crutcher and Larry Starnes 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2012.

Commission expires:

LaTrece McAdoo
Notary Public

