BILL GARRETT, Davidson County
Trans:T20120023833 DEEDWARR
Recvd: 04/02/12 15:54 3 pgs
Fees:18.00 Taxes:382.95
20120402-0027870

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF MARCH, 2012.<br><br>NOTARY PUBLIC<br><br>MY COMMISSION EXPIRES: 3-9-13 |

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Hilary A. Kanter<br>2021 B Overhill Drive<br>Nashville, TN 37215 | Send Tax Bills To:<br><br>Same | Map-Parcel Number<br>061 15 0 177.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE B. VICK, EXECUTOR OF THE ESTATE OF BERTHAMAE L. CRABTREE, LAWRENCE B. VICK, INDIVIDUALLY, AND SHARON K. VICK, INDIVIDUALLY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HILARY A. KANTER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Being Lot No. 16 of Block "A" on the map of re-subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Resister's Office for said County, Tennessee.**

**Being the same property conveyed to Berthamae L. Vick Crabtree and husband Malcom Allen Crabtree as tenants by the entireties, by deed from Berthamae L. Vick Crabtree,**

**recorded in Book 4266, page 357, Register's Office for Davidson County, Tennessee. Malcom Allen Crabtree having since died on April, 17, 1996. The said Berthamae L. Vick Crabtree quitclaimed the subject property to Lawrence B. Vick, Sharon K. Vick and Berthamae Crabtree by quitclaim deed recorded in Book 11459, page 676, in said Register's Office. The said Lawrence B. Vick and Berthamae Crabtree having quitclaimed to Berthamae L. Vick Crabtree by quitclaim deed of record as Instrument No. 200001210007204, in said Register's Office. The said Berthamae Crabtree having died on June 21, 2008. Pursuant to Order filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-902, subject property is made a part of the Probate Estate of Berthamae L. Crabtree, Lawrence B. Vick, Executor.**

**Berthamae L. Vick Crabtree and Berthamae L. Crabtree being one and the same.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 974, page 56 and 57, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1126 Sunnymeade Drive, Nashville, TN 37216.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 30th day of March, 2012.

Estate of Berthamae L. Crabtree

BY: _____
Lawrence B. Vick, Executor

_____
Lawrence B. Vick, Individually

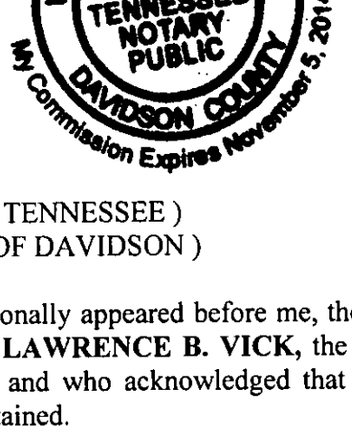
_____
Sharon K. Vick, Individually

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE B. VICK, EXECUTOR OF THE ESTATE OF BERTHAMAE L. CRABTREE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of March, 2012

(Seal)




Notary Public

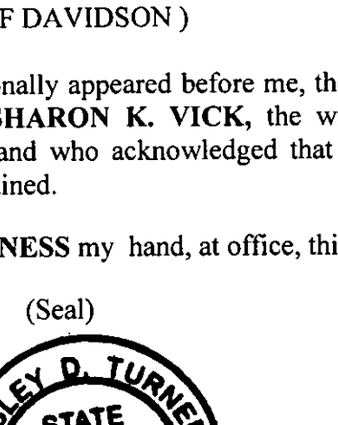
My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE B. VICK,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of March, 2012

(Seal)




Notary Public

My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHARON K. VICK,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 30th day of March, 2012

(Seal)




Notary Public

My Commission Expires: _____