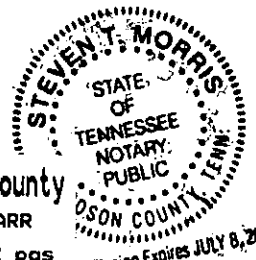
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120027157 DEEDWARR
Recvd: 04/13/12 12:52 2 pgs
Fees:13.00 Taxes:814.00

20120413-0031836

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael V. Rocco	HELLS FARGO BANK, NA	083-09-0-344.00
(NAME)	(NAME)	
1422 Gartland Avenue	3210 LAKE EMMARO., 3RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	LAKE MARY, FL 32746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Martin E. Crane and wife, Terry Edwards Crane**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael V. Rocco and wife, Thuy P. Nguyen**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Martin E. Crane and wife, Terry Edwards Crane by QuitClaim Deed from James E. Crane Jr. and wife, Joan D. Crane, dated July 23, 1998 and filed for record on August 3, 1998 in Book 11046, Page 595, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Martin E. Crane and wife, Terry Edwards Crane and James M. Crane Jr. and wife, Joan D. Crane by Deed from Edna L. Tally aka Edna Louise Tally, unmarried, dated January 31, 1992 and filed for record on February 6, 1992 in Book 8545, Page 123, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 57, Page 66, and Restrictions of record in Instrument 200510310131228, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1422 Gartland Avenue, Nashville, TN 37206

File No.: 01291-1516
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 16th day of April, 2012.

Martin E. Crane

Terry Edwards Crane

State of Tennessee
County of Williamson

Personally appeared before me Martin E. Crane and Terry Edwards Crane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2012.

Notary Public Escrow Officer
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027