BILL GARRETT, Davidson County
Trans:T20120036598 DEEDWARR
Recvd: 05/18/12 08:20 3 pgs
Fees:18.00 Taxes:395.90
20120518-0043040

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jason T. Crawford
113 Longhunter Ct.
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage, ISAOA
P.O. Box 200401
Florence, SC 29502

MAP 135-11
GROUP
PARCEL 3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James A. Bradbury and Ollie B. Bradbury, Trustees of The James A. and Ollie E. Bradbury Revocable Living Trust, dated June 20, 1996,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jason T. Crawford and Jennifer Crawford, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Tract 17 of Nashboro Village Subdivision, of record in Plat Book 5200, page 28, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The James A. and Ollie E. Bradbury Revocable Living Trust by Quitclaim Deed dated August 26, 1996 from James A. and wife, Ollie E. Bradbury of record in Book 10457, page 754, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **113 Longhunter Ct., Nashville, Tennessee 37217.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **14th** day of **May, 2012.**

James A. Bradbury - Trustee

James A. Bradbury, Trustee

Ollie E. Bradbury - Trustee

Ollie E. Bradbury, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Bradbury and Ollie B. Bradbury, Trustees of The James A. and Ollie E. Bradbury Revocable Living Trust**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of May, 2012.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-3-

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $107,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY