File 23986-8

BOX 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120042336 DEEDWARR
Recvd: 06/08/12 08:34 2 pgs
Fees: 13.00 Taxes: 1350.50

20120608-0050059

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2012

Notary Public

MY COMMISSION EXPIRES: November 15, 2015
(AFFIX SEAL)

DIANA AU NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC; 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Ashcraft	Fifth Third Bank Mtg.	104 14 0 116 00
(NAME)	(NAME)	
2805 W. Linden Avenue	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Allen Scott Craig and Marcia Larson Craig**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredith C. Ashcraft**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 50 feet of the easterly 150 feet of the northerly 134 feet of Lot No. 32 on the plan of Belair, as of record in Book 332, page 6, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 front 50 feet on the southerly side of West Linden, formerly Sunset Avenue, and runs back between parallel line, 134 feet to a dead line.

Being the same property conveyed to Allen Scott Craig and wife Marcia Larson Craig, by Warranty Deed from Jean L. Byassee dated 05/29/97 and recorded in Book 10479, page 133, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2805 W. Linden Avenue, Nashville, TN 37212

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, has 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 **31st** day of **May, 2012**

Allen Scott Craig by Kelly Callaghan as Attorney in Fact

Allen Scott Craig by Kelly Callaghan as Attorney in Fact

Marcia Larson Craig by Kelly Callaghan as attorney in fact

Marcia Larson Craig by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of May, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Allen Scott Craig, and who acknowledged that she executed the same as the free act and deed of the said Allen Scott Craig, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120608-0050058, said Register's Office.

Witness my hand and official seal this 31st day of May, 2012.

Deanna D Johnson
NOTARY

DEANNA DAWN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY My Commission Expires 5/10/16

My Commission Expires: 5/10/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of May, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Marcia Larson Craig, and who acknowledged that she executed the same as the free act and deed of the said Marcia Larson Craig, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120608-0050057, said Register's Office.

Witness my hand and official seal this 31st day of May, 2012.

Deanna D Johnson
NOTARY

DEANNA DAWN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY My Commission Expires 5/10/16

My Commission Expires: 5/10/16