This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1159**

BILL GARRETT, Davidson County
Trans:T20120048114 DEEDWARR
Recvd: 06/29/12 13:00 2 pgs
Fees:13.00 Taxes:233.10
20120629-0057348

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/15/2012,** by and between **Josh Crews and Stephie Crews, husband and wife,** parties of the first part, and **Terry Raley, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being the westerly side of Meridian Street, at D.F. Sharpe's northeast corner; running thence fifty (50) feet with the west margin of said street to a point; thence westwardly at right angles to said street one hundred seventy four (174) feet to an alley; thence southwardly with the east margin of said alley, fifty (50) feet to D.F. Sharpe's north line, one hundred seventy four (174) feet to the point of beginning, being City Number 816 Meridian Street.

Being the same property conveyed to Josh Crews and wife, Stephie Crews by deed dated October 3, 2008 from Terrance Possehl of record as Instrument No. 20081008-0102105, said Register's Office.

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

Parcel ID # **82-7-92**
Improved property located at: **816 Meridian St, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Josh Crews

Stephie Crews

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Josh Crews and Stephie Crews** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of June, 2012..

Notary Public

My Commission Expires: 5/6/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

****

Owner's Name: **Terry Raley**

and Address: **816 Meridian St, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 63000 **, Affiant**
Subscribed and sworn before me this the
29th Day of June **, 2012**
, Deputy Register

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$63,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 15th day of June, 2012..

~~Notary Public~~ Deputy Register

My Commission Expires: _____