WARRANTY DEED

G-RA-12-561

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Randall L Craft
Affiant

Subscribed and sworn to before me; this 18th DAY OF July, 2012

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Randall L. Craft	New owner	
561 Annex Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	90-8-176.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEANIE LYNN DIXON AND PATRICIA ANN MEEKS AND PAMELA JANE HILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL L. CRAFT AND BETTY CRAFT, HUSBAND AND WIFE
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 37, CHARLOTTE PARK ANNEX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 49, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO H.W. HOOPER AND WIFE, BETTY C. HOOPER BY WARRANTY DEED FROM HARVELL H. CAMPBELL, JR., AND WIFE, BONNY S. CAMPBELL, RECORDED ON THE 19TH DAY OF MARCH, 1986 IN DEED BOOK 6807, PAGE 587, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BETTY C. HOOPER HAVING DIED MAY 16, 2003 LEAVING PROPERTY TO HUSBAND H. W. HOOPER. SAID H.W. HOOPER HAVING DIED MARCH 26, 2012 LEAVING PROPERTY TO JEANIE LYNN DIXON, PATRICIA ANN MEEKS AND PAMELA JANE HILLER, ALL HEIRS AT LAW OF H.W. HOOPER AS PER THE AFFIDAVITS OF HEIRSHIP RECORDED OF RECORD IN INSTRUMENT NO. 20120723006437 AND INSTRUMENT NO. 20120723006437 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF ANY OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ANY AND ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3700, PAGE 49 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 561 Annex Avenue, Nashville, Tennessee 37209
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120053819 DEEDWARR
Recvd: 07/23/12 11:01 2 pgs
Fees:13.00 Taxes:185.00
20120723-0064373

Witness my/our hand(s) this 18th day of July, 2012.

Jeanie Lynn Dixon

Patricia Ann Meeks

Pamela Jane Hiller by Jeanie Lynn Dixon, Attorney In Fact
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanie Lynn Dixon and Patricia Ann Meeksthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of July, 2012, before me personally appeared Jeanie L. Dixon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pamela Jane Hiller and who acknowledged she executed the same as the free act and deed of the said Pamela Jane Hiller.

Witness my hand and official seal, this the 18th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903