BILL GARRETT, Davidson County
Trans:T20120055748 DEEDWARR
Recvd: 07/30/12 12:43 2 pgs
Fees:13.00 Taxes:610.50
20120730-0066899

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Jackie L. Crawford
Affiant

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY EXP. 12/27/15

Subscribed and sworn to before me, this 27th day of July, 2012.

Notary Public
My commission expires: 12-27-15

06-1206-74717

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph C. Crawford 501 Twin Oaks Circle Nashville TN 37211	Regions Bank dba Regions Mtg 2050 Parkway Office Circle Birmingham, AL 35244	133-04-0-A-009.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric B. Gamble, Trustee of the Joshua Ryan Keith Trust uad December 18, 1998, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph C. Crawford and Jackie L. Crawford, husband and wife, hereinafter called the Grantees, their successors 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. 9, on the Plan of Twin Oaks Subdivision Section 2 - Phase 2, of record in Plat recorded in Instrument Number 20021206-0150674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan R. Keith, Trustee of the Joshua Ryan Keith Trust dated, December 18, 1998 by deed from Gianikas Contractors, Inc., dated January 17, 2006, of record in Instrument No. 20060124-0009225, Register's Office for Davidson County, Tennessee. Susan R. Keith resigned as Trustee on April 29, 2009 and on the same date, Eric B. Gamble was appointed as Trustee as referenced in Instrument No. 20091118-0106132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 501 Twin Oaks Circle, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of July, 2012.

Eric B Gamble, Trustee

Eric B. Gamble, Successor Trustee
the Joshua Ryan Keith Trust
uad December 18, 1998

STATE OF OHIO
COUNTY OF Franklin

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named Eric B. Gamble, Trustee of the Joshua Ryan Keith Trust uad December 18, 1998, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and official seal at Columbus, Ohio, this 18th day of July, 2012.

Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

KENNETH A. GAMBLE
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.