WARRANTY DEED

G-RA-12-1606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Randall L. Craft
Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2012.

Mary France Rudy
Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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	
1606 10th Avenue North (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	08112014400

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 ROOSEVELT WATTS AND WIFE, PATRICIA WATTS, 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 231, MAP OF MCGAVOCK AND WETMORE'S ADDITION TO NASHVILLE CALLED THE TOWN OF MCGAVOCK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 23, 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 ROOSEVELT WATTS AND WIFE, PATRICIA WATTS BY WARRANTY DEED FROM LAQUITA SUMMEY AND CLARENCE SUMMEY, WIFE AND HUSBAND, RECORDED ON THE 14TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020314-0032574, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 23 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1606 10th Avenue North, Nashville, Tennessee 37208
(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:T20120064903 DEEDWARR
Recvd: 08/29/12 14:50 2 pgs
Fees:13.00 Taxes:61.05
20120829-0078180

Witness my/our hand(s) this 28th day of August, 2012.

Roosevelt Watts
Roosevelt Watts

Patricia Watts
Patricia Watts

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of August, 2012.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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