BILL GARRETT, Davidson County
Trans:T20120070668 DEEDWARR
Recvd: 09/19/12 13:45 2 pgs
Fees:13.00 Taxes:542.05

20120919-0085182

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $146,500.00.

Affiant

Subscribed and sworn to before me this 17 day of September, 2012

Notary Public
My Commission expires: 07/08/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mary K. Crutcher	New Owner	072-13-0-209.00
922 Strouse Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cerissa Frey, Unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary K. Crutcher, unmarried and Adam F. Bennett, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 1 as shown on the map entitled Floyd Heights, of record in Book 1424 at Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cerissa Frey, unmarried from Greg Frey by Warranty Deed on February 1, 2008, of record in Instrument Number 20080204-0011476, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 96, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4081, Page 753, Register's Office for Davidson County, Tennessee.

This is improved property known as: 922 Strouse Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 17, 2012.

Cerissa Frey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cerissa Frey, Unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 17, 2012

My commission expires 7/6/15

Notary Public

