BILL GARRETT, Davidson County
Trans:T20120074780 DEEDWARR
Recvd: 10/03/12 08:37 1 pgs
Fees:13.00 Taxes:429.20

20121003-0090173

WARRANTY DEED

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

CRAWFORD-H12163

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF September, 2012.

Notary Public

(Affix Seal)

My Commission Expires: 6/22/15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark L. Crawford and wife, Lisa A. Crawford	SAME	075.10-0-105.00
8321 Gordon Lane		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES H. NEVANS, A SINGLE MAN GLENDA BRAMBLETT, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK L. CRAWFORD AND WIFE, LISA A. CRAWFORD, 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:

A certain tract or parcel of land in Davidson County. State of Tennessee, described as follows to wit:

Being Lot 50 on the Plan of Hermitage Estates, as of record in Plat Book 3300, page 70 and 71, Register's Office of Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James H. Nevans, a single man and Glenda Bramblett, a single woman by Deed from Federal Home Loan Mortgage Corporation of record at Instrument No. 201207160062324, recorded on 07/16/2012, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 8321 Gordon Lane, Hermitage, Tennessee 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 28th day of September, 2012 :

James H. Nevans

Glenda Bramblett

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named JAMES H. NEVANS, A SINGLE MAN GLENDA BRAMBLETT, A SINGLE WOMAN, the bargainor(s), 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 at Sumner County, Tennessee, this 28th day of September, 2012.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015