BILL GARRETT, Davidson County
Trans: T20120086240 DEEDWARR
Recvd: 11/13/12 09:35 2 pgs
Fees: 13.00 Taxes: 2220.00

20121113-0104039

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-RM-12-4434

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John D. Denton	new owner	
(NAME)	(NAME)	
4434 Brush Hill Road		**051-16-0-014.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 **MYLES CRAWFORD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN D. DENTON, UNMARRIED,** 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:

BEING TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

TRACT ONE:

BEING LOT 9, BLOCK 4, AND THAT PORTION OF HAYSBORO DRIVE ABANDONED BY THE COUNCIL OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY METROPOLITAN COUNTY BILL NO. 094-1053 IN THE COUNTY CLERK'S OFFICE FOR SAID COUNTY ON THE PLAN OF A. J. MCGAUGHEY'S HAYSBORO SUBDIVISION AS OF RECORD IN BOOK 547, PAGES 15 AND 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT TWO:

BEGINNING AT AN IRON ROD SITUATED IN THE WEST MARGIN OF BRUSH HILL ROAD, SAID POINT ALSO BEING IN THE NORTHWEST CORNER OF THE MICHAEL AND KIMBERLY LOMIS PROPERTY OF RECORD IN BOOK 10228, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE ALONG SAID ROAD, N 07 DEGREES 30' 11" E A DISTANCE OF 12.00 FEET TO A POINT SITUATED IN THE NORTHERLY MARGIN OF A 12' WIDE ALLEY; THENCE LEAVING SAID ROAD, ALONG SAID ALLEY, S 82 DEGREES 25' 42" E A DISTANCE OF 325.62 FEET TO A POINT; THENCE S 1 DEGREES 28' 56" W A DISTANCE OF 12.02 FEET TO AN IRON ROD; THENCE N 82 DEGREES 25' 42" W A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO MYLES CRAWFORD BY WARRANTY DEED FROM MICHAEL T. LOMIS AND WIFE, KIMBERLY D. LOMIS, OF RECORD AT INSTRUMENT NO. 20070718-0085567, IN THE REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 12, 2007, RECORDED JULY 18, 2007. BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO NORTH EGG VENTURES LLC, BY QUITCLAIM DEED FROM MYLES CRAWFORD, OF RECORD AT INSTRUMENT NO. 20080604-0056891, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 25, 2008, RECORDED JUNE 4, 2008. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO MYLES CRAWFORD BY QUITCLAIM DEED FROM NORTH EGG VENTURES LLC, OF RECORD AT INSTRUMENT NO. 20090429-0038805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 18, 2009, RECORDED APRIL 29, 2009. STEPHANIE CRAWFORD, SPOUSE OF MYLES CRAWFORD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARTIAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 15 AND 16; PLAT BOOK 5190, PAGE 501; BOOK 4241, PAGE 925; BOOK 2204, PAGE 267; BOOK 7881, PAGE 870, BOOK 7881, PAGE 875 AND BOOK 7881, PAGE 879; BOOK 7789, PAGE 833 AND BOOK 8092, PAGE 698, SAID REGISTER'S OFFICE; C) WATER (RIVER OR LAKES ADJACENT): (A) NAVIGABLE WATERWAY: TITLE TO THAT PORTION OF THE PROPERTY LYING BETWEEN THE HIGH AND LOW WATER MARKS OF THE BANKS OF CUMBERLAND RIVER, AND THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE SAID WATERWAY ARE HEREIN EXCEPTED HEREFROM; (B) NON-NAVIGABLE WATERWAY: TITLE TO THAT PORTION OF THE PROPERTY LYING BETWEEN THE HIGH AND LOW WATER MARKS OF THE BANKS OF CUMBERLAND RIVER, AND RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO SAID WATERS ARE EXCEPTED HEREFROM. AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **4434 Brush Hill Road Nashville, Tennessee 37216**
(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.

Witness my/our hand(s) this 9th day of November, 2012.

Myles Crawford

Stephanie Crawford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Myles Crawford and Stephanie Crawford, 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 9th day of November, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212