Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven J. Craver Catherine E. Craver 5579 Wilkins Branch Road Franklin, TN 37064	New Owner	06115010800

BILL GARRETT, Davidson County
Trans:T20130006744 DEEDWARR
Recvd: 01/24/13 12:39 3 pgs
Fees:18.00 Taxes:481.00

20130124-0007891

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Catherine E. Craver
Affiant

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of January, 2013. 16th BM

J Brandon Miller
Notary Public

My Commission Expires: 9-9-2014
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Gay Hurst, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Steven J. Craver and Catherine E. Craver, husband and wife ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 9 of Block "B" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Gay Hurst, by Quit Claim Deed from Gay Hurst, Thomas Ellis and Joyce Lynn Bridges a/k/a Joyce Lynn Garton, heirs of Evelyn Smiley Ellis, deceased, dated December 19, 2007, of record in Instrument No. 20071219-0145802, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven J. Craver and Catherine E. Craver, husband and wife by Warranty Deed from Gay Hurst, dated January 15, 2013, of record in the Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Gay Hurst, by Thomas Ellis pursuant to a Power of Attorney executed by Gay Hurst on January 10, 2013, of record in Instrument No. 20130124-0007890, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **1126 Ardee Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **January, 2013.**

GRANTOR(S)

Gay Hurst by Robert Thomas Ellis ATTORNEY IN FACT
Gay Hurst
By: Thomas Ellis, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas Ellis** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gay Hurst,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the **15th** day of **January, 2013.**

Notary Public

My Commission Expires: 12.03.13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Gay Hurst

TO: Steven J. Craver and Catherine E. Craver, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Thomas Ellis

Thomas Ellis, Affiant

Sworn to and subscribed before me this 15th day of January, 2013.

Notary Public

My Commission Expires: 12-03-13