# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-VRES-13-308

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) |
|---|---|---|
| **Gary Crump** (NAME) | New Owner (NAME) | |
| **308 Timberdale Court** (ADDRESS) | (ADDRESS) | **147-6-180.00** |
| **Nashville, TN 37211** (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 **CLIFTON RANDALL TAYLOR, MARRIED AND RANDALL JACK TAYLOR, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARY CRUMP AND CAROLINE G. CRUMP, 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 137, CALDWELL COUNTY ESTATES, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 128, AMENDED IN BOOK 3066, PAGE 93, 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 BY QUITCLAIM DEED FROM JAMES DILLON WILCHER AND CLIFTON RANDALL TAYLOR TO CLIFTON RANDALL TAYLOR AND RANDALL JACK TAYLOR AS RECORDED ON THE 1ST DAY OF DECEMBER, 2011 IN INSTRUMENT NO. 20111201-0093609 AND WARRANTY DEED FROM PATRICK L. WEDDLE AND SANDRA G. WEDDLE TO JAMES DILLON WILCHER AND CLIFTON RANDALL TAYLOR AS RECORDED ON THE 30TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080630-0067430 , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**KATHRYN TAYLOR, SPOUSE OF CLIFTON RANDALL TAYLOR JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY. BARBARA TAYLOR, SPOUSE OF RANDALL JACK TAYLOR JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2663, PAGE 128 AMENDED IN BOOK 3066, PAGE 93 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

BILL GARRETT, Davidson County
Trans:T20130017537 DEEDWARR
Recvd: 03/04/13 10:22 2 pgs
Fees:13.00 Taxes:888.00
20130304-0021262

This is
( ) unimproved
( X ) improved
property known as **308 Timberdale Court Nashville, Tennessee 37211**
(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 28th day of February, 2013.

Clifton Randall Taylor

Kathryn Taylor

Randall Jack Taylor

Barbara Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clifton Randall Taylor and Kathryn Taylor and Randall Jack Taylor and Barbara Taylor, the within named bargainor, 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, this the 28th day of February, 2013.

Notary Public

My Commission Expires:

(SEAL)




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