# WARRANTY DEED

THOMAS SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MARCH, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.13

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5189

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Steven Craven and Karen Craven | JP Morgan Chase Bank NA | 06209004000 |
| 3724 Cedarwood Drive | 1820 East Sky Harbor Circle S Floor 2 | |
| Nashville, TN 37216 | Phoenix AZ 85034 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**RUSSELL DORRIS WARD unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**STEVEN R CRAVEN AND KAREN S CRAVEN**, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 3724 Cedarwood Drive, Nashville, TN 37216

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/or 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/or 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 hand on the 18th day of March, 2013.

Russell D Ward by Karen W. Knox, Attorney-in-Fact
Russell D. Ward by Karen W. Knox, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130027404 DEEDWARR
Recvd: 04/04/13 11:41 2 pgs
Fees:13.00 Taxes:1350.50
20130404-0033372

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen W. Knox, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Russell D. Ward for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Russell D. Ward, and is authorized by Russell D. Ward to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of March, 2013.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

13-K5189

EXHIBIT A - LEGAL DESCRIPTION

Tract 1: Being Lots Nos. 8 and 9 on the Map of Riverwood Subdivision, being the Subdivision of the East part of Lot No. 4 in the Division of William Williams Lands, as of record in Book 547, Page 62, Register's Office for said County. Said Lots Nos. 8 and 9 adjoin and front together 200 feet on the Easterly side of Cedarwood Drive, and run back between lines, as measured from the Easterly margin of Cedarwood Drive, as now widened, 281 feet more or less on the North line of Lot No. 8 and 274 feet more or less on the South line of Lot No. 9 to Cumberland River, on which they measure 200 feet.

Being part of the same property conveyed to Russell Dorris Ward and wife, Margaret Bowen Ward by Warranty Deed from Gertrude Rieger, a widow, recorded on the 10th day of December, 1959 in Deed Book 2996, Page 479, in the Register's Office of Davidson County, Tennessee.

Margaret Bowen Ward, having since died on February 23, 1990, vesting said property to Russell Dorris Ward, unmarried.

Karen W. Knox executed this instrument on behalf of Russell Dorris Ward, pursuant to the Power of Attorney, executed by Russell Dorris Ward, dated April 16, 1990 and of record in Instrument No. 20130327-0030289 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWOOD SUBDIVISION, as recorded in Plat Book 547, Page(s) 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).