Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $649,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2013.

Notary Public
My commission expires: 3/21/17

03-1304-37945

Address of New Owner:	Send Tax Bills to:	Tax Information
David Brado		169-00-0-023.00
8787 Hester Beasley Rd.	New Owner	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Crane, unmarried**, hereinafter referred to referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Brado and Marissa Childers, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the Ninth (9th) Civil District of Davidson County, Tennessee, a portion of a tract described according to survey of Geo. W. Watkins, Surveyor, dated December 6, 1957, and being more particularly described as follows, to-wit:

BEGINNING in the center line of Hester Beasley Road; thence from center of said road, said point being the southwest corner of the Carter Heirs' property; thence with Carter Heirs' line north 7 degrees 30 minutes east 542 feet to the southeast corner of Fred King property; thence with said King's southern boundary line north 88 degrees 30 minutes west 380 feet to a post; thence south 83 degrees west 121 feet to a post; thence south 87 degrees 30 minutes west 410 feet to the center of a Ridge Road; thence south 85 degrees west 362 feet to a post; thence south 8 degrees west 321 feet to a point; thence south 2 degrees west 360 feet to a post, being a sourwood stump; thence due east 142 feet to Zeb Baird's northwest corner; thence with the said Baird's northern boundary line north 89 degrees 30 minutes east 882 feet to the center of Hester Beasley Road, said center of said road being the northern boundary line of the property conveyed to Zeb Baird by deed from Margaret Mays, as of record in Book 2489, page 535, Register's Office for Dickson County, Tennessee; thence with the center of Hester Beasley Road to the southwest corner of the Carter Heirs' property, being the point of beginning.

For informational purposes only: prior deed references subject property to contain 20 acres.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that parcel of land described in instrument of record in Instrument No. 20050302-0023183, said Register's Office, to which instrument reference is hereby made for a more complete description

Being the same property conveyed to Michael Crane by deed from Joshua M. Gunnels and wife, Anne N. Gunnels, dated December 11, 2007, recorded December 14, 2007, of record Instrument No. 20071214-0144148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20130036647 DEEDWARR
Recvd: 05/02/13 14:01 2 pgs
Fees:13.00 Taxes:2401.30
20130502-0044450

This property is improved property known as 8787 Hester Beasley Rd., Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 26th day of April, 2013.

Michael Crane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Crane and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of April, 2013.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY