WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036980 DEEDWARR
Recvd: 05/03/13 10:33 2 pgs
Fees:13.00 Taxes:1332.00
20130503-0044816

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Big SAP, LLC	New Owner	
(NAME) 650 Wedgewood Ave.	(NAME)	131-3-36
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID P. CRABTREE AND WIFE, DIANE M. CRABTREE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIG SAP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.38 on the Map of Colonial Heights, as of record in Book 1130, Page 102, Register's Office for said County. Said Lot No. 38 is described as beginning at a point in the Southerly margin of Warfield Drive, at the common corner of Lots Nos. 38 and 39; thence westerly along the margin of said drive, 49.8 feet to a concrete monument at the beginning of a curve; thence around said curve, Southwesterly 57.9 feet to a concrete monument in the Easterly margin of a 50-foot unnamed street; thence with the margin of said unnamed street, Southerly 85 feet to another concrete monument, and continuing with the margin of said Street Southerly 116.7 feet to a point; thence Easterly 69 feet to the common corner of Lots Nos. 38 and 39; thence with the line between said lots, Northerly 236.5 feet to the beginning.

Being the same property conveyed to David P. Crabtree and wife, Diane M. Crabtree by Warranty Deed from HTC Partners, a Tennessee general partnership dated January 24, 2011 of record in Instrument No. 20110126-0007332, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 102, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1811 Warfield Dr. Unit 2, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 30th day of April, 2013.

David P. Crabtree

Diane M. Crabtree

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David P. Crabtree and wife, Diane M. Crabtree , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015