THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,500.00. Affiant
BILL GARRETT, Davidson County Trans:T20130042440 DEEDWARR Recvd: 05/21/13 14:39 2 pgs Fees:13.00 Taxes:1111.85 20130521-0051331	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 2013 Notary Public MY COMMISSION EXPIRES: 9.8.13 (AFFIX SEAL)

GREGORY LEE FAIRBANKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 8, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick B. Crawford	Avenue Bank	MAP and Parcel:
1933 18th Avenue South	3823 Cleghorn Ave	10412022000
Nashville, TN 37212	Nashville, TN 37215	
(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, **Niels Melius and wife, Molly Loughney Melius (f/k/a Molly Loughney)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick B. Crawford, unmarried**

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. 2-A on the Plan of Zone Lot Division of Lot 2 of Mr. Thomas R. Gillem's Resubdivision of record in Plat Book 6250, Page 735 amending Plat Book 6200, page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Niels Melius and wife, Molly Loughney by Deed from Warren Bainbridge and Candi Bainbridge, husband and wife of record at Instrument No. 20100610-0045279, Register's Office for Davidson County, Tennessee, dated 6/7/2010 and recorded on 6/10/2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **1933 18th Avenue South, Nashville, TN 37212.**

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.

Witness _____ hand( ) this the 15th day of May, 2013.

Niels Melius by Richard Bryan attorney in fact

Niels Melius by Richard Bryan, Attorney-in-Fact

Molly Loughney Melius by Richard Bryan attorney in fact

Molly Loughney Melius by Richard Bryan, Attorney-in-Fact

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 **Richard Bryan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Niels Melius and Molly Loughney Melius**, as their Attorney in Fact, as the free act and deed of the within named **Niels Melius and Molly Loughney Melius**.

Witness my hand and official seal this the 15th day of May, 2013.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public