WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Tilghman	SAME	071-15-0-415.00
(NAME) P./O. Box 40124	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Teresa Crusenberry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Tilghman and Lindsey J. Tilghman,husband and wife, 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. 16 on the Plan of the Crutcher Subdivision of a part of the Lucy H. Lindsley property, as of record in Book 161, Page 129, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the westerly side of Pennock Street or Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John W. Lewis and wife, Joyce M. Lewis, by deed from Lois Dalton Edgin, of record as Book 6775, page 78, dated January 31, 1986, said Register's Office. Being further conveyed to John W. Lewis by deed from Joyce M. Lewis, in accordance with the provisions of the Final Decree of Divorce, of record as Book 8743, page 807, dated September 30, 1992, said Register's Office. The said John W. Lewis having since died on or about October 29, 2012, leaving a Will which was filed in the Circuit Court for Davidson County, Tennessee, at Nashville - Probate Division, under Docket No. 12P-1852. The said Will having devised the subject property to Teresa Cruzenberry. Being further conveyed to Teresa Crusenberry by Executor's Quitclaim Deed from John W. Nevil, the Personal Representative of the Estate of John W. Lewis, of record as Instrument No. 20130510-0047712, dated May 9, 2013, said Register's Office.

This conveyance is subject to all matters on plan of record in Book 161, Page 129, said Register's Office.

Teresa Crusenberry and Teresa Cruzenberry being one and the same person.

unimproved ☐

This is improved ☑ property, known as 1216 Pennock Avenue, Nashville, TN 37207
(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.

BILL GARRETT, Davidson County
Trans:T20130047066 DEEDWARR
Recvd: 06/05/13 14:15 2 pgs
Fees:13.00 Taxes:259.00



20130605-0057256

Witness my hand this 4th day of June, 2013.

Teresa Crusenberry

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 4th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Teresa Crusenberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-29-13

Notary Public,

