BILL GARRETT, Davidson County
Trans:T20130049598 DEEDWARR
Recvd: 06/13/13 08:25 2 pgs
Fees:13.00 Taxes:432.90

20130613-0060180

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 01/24/17

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Court, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Craig and Rebecca Crawford	NEW OWNERS	023-00-0/147.00
(NAME) 4849 Highway 41-A South	(NAME)	
(ADDRESS) Clarksville, TN 37043	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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 ACKNOWLEGED, I, **LINDA FINCHUM, UNMARRIED**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG CRAWFORD AND REBECCA CRAWFORD, 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:

Land in Davidson County, Tennessee, described according to a mortgage loan inspection dated March 10, 1989, made by William M. Keel, R.L.S. No. 990, as follows:

Beginning at an iron pin in the easterly margin of Crocker Springs Road, said pin being the southwesterly corner of the property conveyed to A. Krantz by deed of record in Book 4644, Page 758, of the Register's Office for Davidson County, Tennessee; thence north 47 deg. 26 min. East, 155.24 feet to an iron pin; thence north 37 deg. 37 min. East 162.71 feet to an iron pin; thence North 30 deg. 13 min. East 90.0 feet to a point; thence South 36 deg. 19 min. 2 sec. East 238.63 feet to a point; thence South 30 deg. 13 min. West 90.00 feet to a point; thence South 47 deg. 20 min. 32 sec. West 320.00 feet to a point in the easterly margin of Crocker Springs Road, North 33 deg. 43 min. 56 sec. West, 147.88 feet to a point; thence along a curve to the left (I=3 deg. 8 min. 2 sec.; R = 1175.92 feet) a distance of 64.32 feet to the point of beginning, containing 2.02 acres, more or less.

Being the same property conveyed to Linda Finchum by John M. Roberts by deed, dated April 30, 1999, of record in Book 11462, Page 602, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2460 Crocker Springs Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of June, 2013.

Linda Finchum
LINDA FINCHUM

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDA FINCHUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 3rd day of June, 2013.

NOTARY PUBLIC
My commission expires: 2-19-16

