{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Sean Montey and Jalon Woodard	{New Owners	} 26b }
{1212 Edgebrook Drive	{	} Map and Parcel }
{Modesto, CA 95354	{	}081-11-0 576.00 }
{	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Johnny V. Crow, Jr., a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sean Montey and Jalon Woodard** (The "Grantees"), their heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 209 on the plan of McGavock, Wetmore and other's second addition, called the addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Johnny Burroughs and wie, Linda Burroughs to Johnny V. Crow, Jr., a married person as recorded on the 10th day of May, 2012 in Instrument Number 20120510-0040556 and Warranty Deed from James Roberts to Johnny Burroughs and wife, Linda Burroughs as recorded on the 10th day of January, 2006 in Instrument Number 20060110-0003453, said Register's Office for Davidson County, Tennessee.

The above real property is not the homestead of Johnny V. Crow, Jr. And never has been and is investment property owned by Johnny V. Crow, Jr.

This subject real property is commonly known as 1536 14th Avenue N, Nashville, Tennessee 37208.
This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat recorded in Plat Book 21, page 41, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $13,500.00

Affiant

Subscribed and sworn to before me this 20 day of June, 2013.

Notary Public

My commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

BILL GARRETT, Davidson County
Trans:T20130054130 DEEDWARR
Recvd: 06/26/13 10:45 2 pgs
Fees:13.00 Taxes:49.95
20130626-0065614

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20 day of June, 2013.

Johnny V. Crow, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Johnny V. Crow, Jr. 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 for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of June, 2013.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017