THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1952

BILL GARRETT, Davidson County
Trans:T20130054227 DEEDWARR
Recvd: 06/26/13 12:49 2 pgs
Fees:13.00 Taxes:425.50
20130626-0065744

Property Address:
108 Katherine Court, Goodlettsville, TN 37072
03305000300

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Beulah Wade Crowder**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Christina Wade, an unmarried woman**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **City of Goodlettsville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Birdwell Subdivision, Phase Two, of record in Book 7900, Page 762, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Iva Wright, dated February 28, 2011, and recorded March 4, 2011, in the Register of Deeds for the City of Goodlettsville, County of Davidson, as Document No. 20110304-0017391.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater is $115,000.00

Subscribed and sworn before me this the 21st day of June, 2013.

Affiant

Notary Public

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 12/6/16

WITNESS Grantor's hand this 21st day of June, 2013.

Beulah Wade Crowder {Seal}
Beulah Wade Crowder

STATE OF TENNESSEE
CITY OF GOODLETTSVILLE, COUNTY OF DAVIDSON

On this the 21st day of June, 2013, before me the undersigned officer, personally appeared Beulah Wade Crowder, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

My Commission expires: 12-6-16

Grantor's Name:
Beulah Wade Crowder

Grantee's Name:
Christina Wade
108 Katherine Court
Goodlettsville, TN 37072

SEND TAX STATEMENTS TO THE GRANTEE.