BILL GARRETT, Davidson County
Trans:T20130055508 DEEDWARR
Recvd: 07/01/13 10:09 2 pgs
Fees:13.00 Taxes:784.40
20130701-0067370

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

G-RA-13-1207

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Thomas Doerfler** | New Owner | |
| (NAME) | (NAME) | **105-3-250.00** |
| **1207 2nd Avenue South** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **RANDALL L. CRAFT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS DOERFLER, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

**THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:**

**PART OF LOT NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE, SOUTH, AT A POINT 102 FEET, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF CHESTNUT STREET, SAID POINT BEING THE SOUTHEAST CORNERS OF WHAT WAS FORMERLY THE BRYANT LOT; THENCE SOUTHWARDLY 40 FEET TO THE NORTHEAST CORNER OF THE MAHONEY LOT; THENCE WITH SAID MAHONEY'S NORTHEASTERLY LINE, WESTWARDLY 130 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 40 FEET TO THE SOUTHWEST CORNER OF SAID BRYANT PROPERTY; THENCE WITH SAID BRYANT'S SOUTHERLY LINE, EASTWARDLY 130 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO RANDALL L. CRAFT, UNMARRIED BY WARRANTY DEED FROM CHERYL E. WALKER, MARRIED, RECORDED ON THE 14TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061214-0154168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**RANDALL L. CRAFT NOW MARRIED. THE ABOVE REFERENCED PROPERTY IS NOT AND HAS NEVER BEEN USED AS THE PRINCIPAL MARITAL RESIDENCE OF RANDALL L. CRAFT AND WIFE BETTY L. CRAFT.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 182 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

This is
**( ) unimproved**
**( X ) improved**
property known as **1207 2nd Avenue South Nashville, Tennessee 37210**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 27th day of June, 2013.

Randall L. Craft

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall L. Craft, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212