STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 160,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2013.

Notary Public

My commission expires: 1/26/14

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20130059000 DEEDWARR
Recvd: 07/11/13 10:11 2 pgs
Fees:13.00 Taxes:592.00
20130711-0071671

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NANCY K ERDOS	**AVENUE BANK**	**04213006300**
126 PORT DRIVE	**3823 Cleghorn Avenue**	
MADISON, TN 37115	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

GWYTHALYNNE A MUELLER and MARLEE R CRANKSHAW, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY K ERDOS, AN UNMARRIED WOMAN

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. 93, on the plan of Sherry Heights, Section III, as shown on plat of record in plat Book 2331, pages 126 and 127, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO KEITH N MUELLER AND WIFE, GWYTHALYNNE A MUELLER AND MARLEE R CRANKSHAW AND HUSBAND, ROBERT CRANKSHAW BY WARRANTY DEED FROM KEITH N MUELLER AND WIFE, GWYTHALYNNE A MUELLER AND MARLEE R CRANKSHAW DATED 10/31/02 AND RECORDED ON 11/08/02 IN INSTRUMENT NO 20021108-0138414, SAID REGISTER'S OFFICE FOR SAID COUNTY. KEITH N MUELLER IS NOW DECEASED AS OF MARCH 5, 2011. ROBERT CRANKSHAW IS NOW DECEASED AS OF DECEMBER 5, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 126 PORT DRIVE, MADISON, TN 37115.

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 in 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.

Witness my/our hand(s) this 28th day of June, 2013.

GWYTHALYNNE A MUELLER

MARLEE R CRANKSHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GWYTHALYNNE A MUELLER and MARLEE R CRANKSHAW, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires: 11/24/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY