43794

WARRANTY DEED 19843

Davidson County DEEDWARR
Recvd: 07/15/13 09:47 3 pgs
Fees:18.00 Taxes:555.00
20130715-0072732

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Kelsie Halloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF JULY, 2013.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: **June 21, 2015.**
(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crown Enterprises, Inc, a Michigan Corporation	**OWNER**	**121-00-0 040.00**
(NAME)	(NAME)	
12225 Stephens Road		
(ADDRESS)	(ADDRESS)	
Warren, MI 48089		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Janice Walden**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crown Enterprises, Inc, a Michigan Corporation**, 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:

A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, bounded on the north by the lands of Hester, Formerly Chamerlin, on the east by William T. Goodwin heirs, on the south by the lands of B. F. Pulley, and on the west by the lands of B. F. Pulley, as described as follows:
Beginning at a walnut stump with a sprout, Hester's Southwest corner thence south 30 3/5 poles to a stone; thence east 64 ¼ poles to a stone; thence north 30 3/5 poles to a stone; thence west 64 ¼ poles to the beginning; containing 12 acres and 44 poles, more or less, together with a right of way from the land hereinafter described across the land of Alvin Goodwin and wife, Meadie Goodwin, their successors, heirs and assigns, begin 12 foot in with extending from the property in question across the property of said Goodwin and wife, to a county road, know as Pulley Road, which right of way was decreed for the use and benefit of this property, by decree of the Chancery Court, of record in Minute Book 144, Page 428, of said Court entered May 12, 1939, in the style of Williams vs. Goodwin, Rule No. 51723 and which right of way is specifically herein included.

Being the same property conveyed to Carneal Walden and wife Janice Walden by deed of record in Book 5070, Page 827, Register's Office for Davidson County, Tennessee.

The said Carneal Walden having since died.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2487 Pulley Road, Nashville, TN**

(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 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 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 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 **11th day of July, 2013**.

Janice Walden

Janice Walden

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Janice Walden the bargainor(s), 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.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2013.

Commission expires:6/21/13

Lori Holloway

Notary Public

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY