BILL GARRETT, Davidson County
Trans: T20130060841 DEEDWARR
Recvd: 07/17/13 11:13 2 pgs
Fees: 13.00 Taxes: 502.28

20130717-0073853

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 2-11-16

(AFFIX SEAL)

ELIZABETH MASON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2271 Wilma Rudolph Blvd, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven C. Crawford	Franklin American Mortgage Company	83-13 74
(NAME) 1009 Shelby Ave	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN, 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Larry E. Gilley and wife, Clara G. Gilley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven C. Crawford, an unmarried man**, 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:

Escrow No.: **CV13-3557**

Land in Davidson County, TN, being a part of the Westerly Part of Lot No. 22 on the map of Hanner's Subdivision, as of record in Book 2, page 43, Chancery Court at Nashville.

Said part of said Lot No. 22 fronts 50 feet on the North side of Shelby Avenue, and extends back 129.2 feet more or less on the East Line and 125.52 feet on the West Line, along the East margin of an alley, to the South margin of a 12 foot alley, on which it measures 51.1 feet.

BEING the same property conveyed to Larry E. Gilley and wife, Clara G. Gilley by deed from Verna B. Bohannon (Spratt) and son, Ray C. Bohannon, Jr. dated April 1, 1980, of record in Book 5586, page 83, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1009 Shelby Ave, Nashville, TN 37206

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, has 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 our hands this **11th** day of **July, 2013**

Larry E. Gilley

Clara G. Gilley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Larry E. Gilley and Clara G. Gilley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **July, 2013**

Notary Public

My commission expires: 10/14/205

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY