Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $116,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JULY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/23/17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5569 CURRAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rebecca L. Curran	New Owner	084-11-0173.00
2300 Weona Dr.		
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEAN CRONKHITE, married

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

REBECCA L. CURRAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2300 Weona Dr., Nashville, TN 37214

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/or 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/or 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 they hand on the 26th day of July, 2013.

Dean Cronkhite

Sheri L. Cronkhite

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DEAN CRONKHITE and SHERI L. CRONKHITE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of July, 2013.

Notary Public

My Commission Expires: 9/23/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20130066948 DEEDWARR
Recvd: 08/05/13 13:03 2 pgs
Fees:13.00 Taxes:429.20

20130805-0081697

13-C5569 CURRAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Beginning at a point in the easterly margin of Denneywood Drive at the corner of Lots 188 and 189; thence with the line between said lots, easterly 120 feet to a corner of Lot 187; thence with the line between lots 187 and 188, southerly 110 feet to the northerly margin of Weona Drive; thence with the margin of the same westerly 100 feet to the beginning of a curve; thence around said curve northwesterly 32.42 feet to the easterly margin of Dennywood Drive; thence with the margin of the same northerly 90 feet to the point of beginning.

Being the same property conveyed to Dean R. Cronkhite from Steven Carter and wife, Louanne Carter, by Warranty Deed, dated April 29, 1999, of record in Book 11465, Page 40, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Subject to all matter shown on the plat of Record in Plat Book 1835, Page 27-28.