BILL GARRETT, Davidson County
Trans:T20130067219 DEEDWARR
Recvd: 08/06/13 09:34 2 pgs
Fees:13.00 Taxes:370.00
20130806-0082008

WARRANTY DEED

B-FSBO-13-1224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Roland Crowley	Charles Roland Crowley	
1224 Reelfoot Circle	(NAME) 1224 Reelfoot Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	109-05-0-007.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF ROBERT JOHN CROWLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES ROLAND CROWLEY AND WIFE, ANN MCDONALD CROWLEY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 101 ON THE PLAN OF REELFOOT SUBDIVISION, SECTION TWO OF RECORD IN PLAT BOOK 5200, PAGE 727, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. CROWLEY AND WIFE, RITA A. CROWLEY BY DEED FROM BRUCE DEES AND WIFE, WENDY SPIRA DEES OF RECORD IN BOOK 7801, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH, 24, 1989 RECORDED ON MARCH 27, 1989. RITA A. CROWLEY HAVING SINCE DIED PREDECEASING ROBERT J. CROWLEY. THE SAID ROBERT J. CROWLEY HAVING SINCE DIED ON MARCH 18, 2012. JACQUELYN ANNE CROWLEY HILYER, EXECUTRIX OF THE ESTATE OF ROBERT JOHN CROWLEY HAS THE FULL POWER TO SALE AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET FORTH IN LAST WILL AND TESTAMENT, DOCKET NUMBER, 12P625, THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 727; BOOK 6411, PAGE 920; BOOK 7322, PAGE 359 AND BOOK 7322, PAGE 386, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1224 Reelfoot Circle, Nashville, Tennessee 37214
(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 31st day of July, 2013.

Estate of Robert John Crowley
BY: Jacquelyn Anne Crowley Hilyer
Jacquelyn Anne Crowley Hilyer, Executrix

STATE OF Tennessee
COUNTY OF Davidson
On this the 31st day of July, 2013, before me personally appeared Jacquelyn Anne Crowley Hilyer, Executrix of the Estate of Robert John Crowley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of July, 2013.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903