This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $106,700.00.

Stephanie Crawford
Affiant

Subscribed and sworn to before me, this 16th day of August, 2013.

Notary Public
My commission expires: 5-7-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie Crawford and Carole Matthews 2624 Bluefield Avenue Nashville, TN 37214	New Owner	096-01-0 085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerthal French III, sole devisee of the Estate of Lucille T. French, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Stephanie Crawford and Carole Matthews, tenants in common with right of survivorship,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 12 on the Map of Resubdivision of Lot Nos. 1 to 10 inclusive, on the Plat of Bluefields, of record in Book 843, Page 16, Register's Office for said county which Resubdivision is not of record.

According to an unregistered copy of a survey thereof made by Z. J. Wilkinson, Surveyor, January 31, 1941, said Lot No. 12 fronts 75 feet on the Northeasterly side of Bluefield Avenue and runs back between lines, 290 feet more or less on the Northwesterly line and 300 feet more of less on the Southeasterly margin of the right of way of the Tennessee Central Railroad on which it measure 79 feet.

Being the same property conveyed to Lucille T. French by deed from Francis W. Devlin et ux, Edna Devlin dated 10/15/1958, recorded 10/16/1958 in Book 2809, Page 267, Davidson County Register of Deeds.

Lucille T. French having since died on February 25, 1992. Subject property was devised to Gerthal French III by the Last Will and Testament of Lucille T. French dated July 18, 1984, of record in Will Book 179, Page 391, said estate being probated in the Probate Court for Davidson County, Estate of Lucille T. French, Deceased, Docket No. 99140, Final Order entered as of May 11, 1992. A certified copy of said Last Will and

BILL GARRETT, Davidson County
Trans:T20130070996 DEEDWARR
Recvd: 08/16/13 15:50 2 pgs
Fees:13.00 Taxes:394.79
20130816-0086535

Testament is recorded in Instrument No. 20130816-0086534, Davidson County Register of Deeds.

This property is improved property known as 2624 Bluefield Avenue, Nashville, Tennessee 37114.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of August, 2013.

Gerthal French III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gerthal French III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 16th day of August, 2013.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

