WARRANTY DEED

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jennifer L. Crichton	Cole Taylor Bank	Parcel ID:
931 Beech Bend Dr.	2350 Green Rd., Ste. 100	15602020800
Nashville, TN 37221	Ann Arbor, MI 48105	

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, we

Rachael L. Cecil, f/k/a Rachael L. Light, married and Scott L. Frame, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jennifer L. Crichton, a married woman

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:

Land in Davidson County, Tennessee, being Lot No. 760 on the Plan of Harpeth Woods, Section Four, as of record in Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rachael L. Light, unmarried, and Scott L. Frame, unmarried, as joint tenants with right of survivorship, by deed from Vance D. Rugaard and Pamela J. Rugaard, of record in Instrument 20060518-0058437, dated May 15, 2006, Register's Office for said County. The said Rachael L. Light is now known as Rachael L. Cecil.

This conveyance is subject to Restrictions of record in Book 6097, Page 560, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 560, said Register's Office.

This property is not a marital residence for Rachael L. Cecil f/k/a Rachael L. Light and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Rachael L. Cecil and Rachael L. Light being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 931 Beech Bend Dr., Nashville, TN 37221

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 our hands this 30th day of August, 2013.

Rachael L. Cecil

Scott L. Frame

BILL GARRETT, Davidson County
Trans:T20130076536 DEEDWARR
Recvd: 09/04/13 15:07 2 pgs
Fees:13.00 Taxes:706.70

20130904-0093304

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 Rachael L. Cecil and Scott L. Frame, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2013.

My Commission Expires: 8/23/14

Notary Public

