[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David Craig	NEW OWNER	10603003500
3217 Freno Lane		
Nashville, TN 37214		14490 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John G. Brevard, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **David Craig, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOTS 14 AND 15 OF W. B. BAIRD'S SUBDIVISION OF OAKLAND, as shown on plat of record in Instrument No. 20041103-0132511, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John G. Brevard by Warranty Deed from Douglass Corcoran Jeffords, a married man, recorded on the 19th day of January, 2005 in Instrument Number 20050119-0006474, said Register's Office for Davidson County, Tennessee.

This is not personal, marital or primary residence of the Grantor, spouse and/or any dependents.

The subject real property is commonly known as 504 Arlington Avenue, Nashville, Tennessee 37210.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 332, page 120 and Instrument Number 20041103-0132511, said Register's Office.
3. Deed of Trust executed by John G. Brevard in favor of John T. Cook, as trustee, to secure Douglass Corcoran Jeffords, recorded January 19, 2005 in Instrument Number 20050119-0006475, Modification of Note and Deed of Trust, Assignment of Rents and Security Agreement recorded in Instrument Number 20120125-0006802, in the original principal sum of $207,000.00.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $275,000.00

Affiant

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

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130079883 DEEDWARR
Recvd: 09/16/13 11:15 2 pgs
Fees:13.00 Taxes:1017.50

20130916-0097167

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of September, 2013.

John G. Brevard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John G. Brevard with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of September, 2013.

Notary Public

My Commission Expires

