BILL GARRETT, Davidson County
Trans:T20130084960 DEEDWARR
Recvd: 10/02/13 09:32 2 pgs
Fees:13.00 Taxes:739.63
20131002-0103215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133529

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1308005 24

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

GAIL VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy M. Crantek and April T. Powell 3106 Knobdale Rd Nashville, TN 37214	Farmington Financial Group 2002 Richard Jones Rd St 300A Nashville, TN 37215	084-12-0-042.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($199,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOSHUA D. ROWE AND WIFE, GRACE M. ROWE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY M. CRANTEK AND APRIL T. POWELL, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to JOSHUA D. ROWE and wife, GRACE M. ROWE by Warranty Deed from Brandy Hamm, Christopher D. Franklin and George R. Fusner, Jr., as Guardian of Christopher Daniel Franklin, dated March 17, 2008, recorded April 2, 2008 at Instrument Number 20080402-0033425, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3106 Knobdale Rd, Nashville, TN, 37214.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and paid by the Grantor(s) herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25 day of September, 2013.

JOSHUA D. ROWE

GRACE M. ROWE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Joshua D. Rowe and wife, Grace M. Rowe, 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 seal, this the 25 day of September, 2013.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY