WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Christen Gressler
Affiant

Subscribed and sworn to before me, this 18th DAY OF October, 2013.

Jessica N. Brooks
Notary Public

MY COMMISSION EXPIRES: 6-13-17
(AFFIX SEAL)

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

R-VRES-13-4033

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
Brandi Brammer	Same as New Owner	
4033 Russellwood Drive (ADDRESS)	(NAME)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	132-01-0-096.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOSEPH M. CRANE, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDI BRAMMER, A SINGLE WOMAN, 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. 90 ON THE PLAN OF ROLLING MEADOWS OF RECORD IN PLAT BOOK 1424, PAGE (S) 98 AND 99, 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 JOSEPH M. CRANE, JR. BY QUITCLAIM DEED FROM CAROLYN ANNE CRANE OF RECORD AT INSTRUMENT NO. 20120430-0036551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 17, 2012 AND RECORDED ON APRIL 30, 2012.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN ANNE CRANE AND JOSEPH M. CRANE, JR., WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY QUITCLAIM DEED FROM CAROLYN ANNE CRANE, FORMERLY KNOWN AS CAROLYN ANNE MICHAELS, AND JOSEPH M. CRANE, JR., WIFE AND HUSBAND, WHO ACQUIRED TITLE AS UNMARRIED INDIVIDUALS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP OF RECORD AT INSTRUMENT NO. 20090929-0090212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 19, 2009 AND RECORDED ON SEPTEMBER 29, 2009.

MARGARET CRANE, SPOUSE OF JOSEPH M. CRANE, JR., JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE (S) 98 AND 99; BOOK 4099, PAGE 411, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4033 Russellwood Drive, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans: T20130092972 DEEDWARR
Recvd: 10/30/13 13:41 2 pgs
Fees: 13.00 Taxes: 1302.40
20131030-0112755

Witness my/our hand(s) this 18th day of October, 2013.

Joseph M. Crane, Jr.

Margaret Crane

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M. Crane, Jr. and Margaret Crane, the within named bargainor, 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, this the 18th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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