Warranty Deed

BILL GARRETT, Davidson County Trans:T20130093551 DEEDWARR Recvd: 11/01/13 09:51 2 pgs Fees:13.00 Taxes:1942.50 20131101-0113409	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Amanda Affiant Subscribed and sworn to before me, this the 28th day of October, 2013. Notary Public My commission expires: 4/15/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph M. Crane, Jr. Margaret Crane	Peoples Home Equity Inc.	
2004 Otter Valley Lane	150 N. Seven Oaks	145-09-0-004.00
Nashville, TN 37215	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J. ANDREW GODDARD, AND WIFE, CAROLYN D. GODDARD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH M. CRANE, JR. AND MARGARET CRANE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 23 and the southerly part of Lot No. 24 on the Plan of Otter Creek Hills of record in Plat Book 2900, Page 110 and 111, in the Register's Office for Davidson County, Tennessee, and being Lot No. 23 on said plan as amended by Instrument of record in Book 4277, page 10, said Register's Office, as re-recorded in Book 4322, page 59, said Register's Office.

Said Lot fronts 239.9 feet on the easterly side of Otter Valley Lane and runs back 326 feet on the southerly line and 428.5 feet on the northerly line, as amended by said Instrument above referred to in Book 4277, page 10, said Register's Office, as re-recorded in Book 4322, page 59, said Register's Office, to a dead line in the rear, which is a broken line and measures 317 feet thereon.

Being the same property conveyed to J. Andrew Goddard and wife, Carolyn D. Goddard by Deed from Howell E. Warner, III and wife, Norma W. Warner of record in Book 6705, page 362, Register's Office for Davidson County, Tennessee, dated November 4, 1985 recorded on November 8, 1985, and Quitclaim Deed in order to create a tenancy in common of record in Book 11522, page 256, Register's Office for Davidson County, Tennessee.

Being also known as 2004 Otter Valley Lane Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2004 Otter Valley Lane, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2013.

J. Andrew Goddard

Carolyn D. Goddard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Andrew Goddard and Carolyn D. Goddard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2013.

STEVEN T. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON [illegible]
My Commission Expires [illegible]

Notary Public