(1)

BILL GARRETT, Davidson County
Trans:T20130093605 DEEDQC
Recvd: 11/01/13 11:19 2 pgs
Fees:12.00 Taxes:0.00
20131101-0113553

QUITCLAIM DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF October, 2013

Pam Houser
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5898 GROW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lucilyn Crow	Same	10312004100
244 Cherokee Road		10312004100
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH R. KRAFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

LUCILYN CROW

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 244 Cherokee Road, Nashville, TN 37205

Witness my hand on this 31st day of OCT, 2013

Kenneth R. Kraft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Kenneth R. Kraft the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Kenneth R. Kraft executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, ~~Tennessee~~, this 31st day of OCT, 2013

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

13-P5898 GROW

EXHIBIT A - LEGAL DESCRIPTION

BEING that portion of Lot 1, as shown on the plat recorded in Instrument No. 20100111-0002565, which is now a part of Lot 2, as shown by the plat recorded in Instrument No. 20100923-0075773.

Being the same property conveyed by Warranty Deed from Kevin Sheppard and wife, Tina Sheppard to Lucilyn Crow Fisher, unmarried as recorded on the 26th day of December, 2007 in Instrument No. 20071226-0147105; Quitclaim Deed from Lucilyn Crow Fisher to Lucilyn Crow as recorded on the 29th day of March, 2010 in Instrument No. 20100329-0023379 and any portion of the new lot 2 coming out of Warranty Deed from Walter Lewis Jones, III, married to Kenneth R. Kraft as recorded on the 21st day of September, 2000 in Instrument No. 20000921-0094037, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL MINOR SUBDIVISION PLAT (PARTITION) RESUBDIVISION OF LOTS 1 & 2 OF THE RESUBDIVISION OF LOT 57, BLOCK I & PART OF LOT 54, BLOCK I, CHEROKEE PARK, THIRD SECTION, as recorded in Plat Book 843, Page(s) 2 and 3 and Instrument Nos. 20100111-0002565 and 20100923-0075773, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).