THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13100116** BILL GARRETT, Davidson County Trans:T20130094219 DEEDWARR Recvd: 11/04/13 14:53 2 pgs Fees:13.00 Taxes:479.15 20131104-0114412	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,500.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2013. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MAY 18, 2014

WARRANTY DEED

Address New Owner: Derek Hoevel 1719 5th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-08-0-461.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny V. Crow, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Hoevel, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts 50 feet on the westerly side of 5th Avenue North and runs back between lines, 190.2 feet on the north line and 189.8 feet on the south line, to an alley in the rear on which it measures 50 feet, more or less.Being the same property conveyed to Johnny V. Crow, Jr., by Warranty Deed from Jeffrey Boone of record at Instrument No. 20130705-0069990, Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on July 5, 2013.

Being the same property conveyed to Jeffrey Boone by Quitclaim Deed from Erma Thomas of record at Instrument No. 20071015-0122108, Register's Office for Davidson County, Tennessee, dated March 6, 2007 and recorded on October 15, 2007.

Being the same property conveyed to Erma Thomas by Deed from J.L. Brown, a single person of record at Instrument No. 20071015-0122107, Register's Office for Davidson County, Tennessee, dated April 13, 1992 and recorded on October 15, 2007.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This is improved property located at 1719 5th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2013.

Johnny V. Crow, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny V. Crow, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

Notary Public
My Commission Expires: _____