WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mindy Gates	SAME AS NEW OWNER	05205005000 & 05205004900
(NAME)	(NAME)	BILL GARRETT, Davidson County
1511 Hudson Rd		Trans:T20130097715 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/18/13 09:32 2 pgs
Madison, TN 37115		Fees:13.00 Taxes:81.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131118-0118573

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Richard K. Craig, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mindy Gates, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the south 310 feet of Lots Nos. 23 and 24, Block J, on the Revised Plan of Power and Roth Madison Park Subdivision, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 100 feet on the north side of Emmitt Avenue and run back between parallel lines 310 feet to the south line of the lot conveyed to James A. Hardaway and wife, by Deed of record in Book 2693, Page 455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard K. Craig and wife, Lois Craig, by Warranty Deed dated September 15, 1969, from Buford U. Winn and Wife, Jean D. Winn, of record in Book 4366, Page 838, Register's Office for Davidson County, Tennessee. The said Lois Craig having since died on February 25, 2011.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF REVISED PLAN OF POWER AND ROTH MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 425 Emmitt Ave., Madison, TN 37115
(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 GRANTEES, her heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, her 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.

Witness my hand this 15th day of November, 2013.

Richard K Craig

Richard K Craig

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard K Craig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-14

Deanie L. Gregory
Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115