Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2013.

Notary Public

My commission expires: 7-3-17

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:
Robert Deal		
93 Valley Forge	NEW OWNER	116-08-0D-93.00CO
Nashville, TN 37205		

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, **MARGARET C. CRAIG, TRUSTEE OF THE CRAIG FAMILY TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT DEAL, A SINGLE MAN**, 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. 93 on the Plan of Resubdivision of Lots 93 & 94 of Sugartree, Phase #3 of record in Plat Book 5210, Page 212, as amended in Book 5508 , Page 932, and Book 5592, Page 506, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Wade M. Craig, Jr., and wife, Polly Nelson Craig by Warranty Deed from Ann Ryan Bernard and husband, Harold S. Bernard of record in Book 5501, Page 760, Register's Office for Davidson County. Tennessee, dated September 17, 1979, recorded September 20, 1979; also being the part of the same property conveyed to Wade M. Craig, Jr., and wife, Polly Nelson Craig by Warranty Deed from Richard T. Bird, Trustee of record in Book 5277, Page 694, Register's Office for Davidson County. Tennessee, dated April 20, 1978, recorded April 25, 1978. Said Polly Nelson Craig having since died and Wade M. Craig, Jr., having since died. See also Probate of Polly Nelson Craig, in The Seventh Circuit Court of Davison County, Tennessee (Probate Division). Case No. 12P597 and also see Probate of Wade M. Craig, Jr., in The Seventh Circuit Court of Davison County, Tennessee (Probate Division). Case No. 13P-142.

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 93 Valley Forge, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140000347 DEEDWARR
Recvd: 01/02/14 14:39 2 pgs
Fees:13.00 Taxes:2960.00



20140102-0000523

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 31ST day of December, 2013.

CRAIG FAMILY TRUST

Margaret C. Craig, Trustee

Margaret C. Craig, Trustee

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 Margaret C. Craig, Trustee of the Craig Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of December, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public