BILL GARRETT, Davidson County
Trans:T20140000848 DEEDWARR
Recvd: 01/06/14 10:26 2 pgs
Fees:13.00 Taxes:4347.50
20140106-0001082

PREPARED BY (AND RETURN TO):

BOX 50-B

RETURN TO:
CORP.

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53136
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David F. Crane Patricia K. Crane 14 Bancroft Place Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 14400009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce K. Burnett, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David F. Crane and spouse, Patricia K. Crane** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bancroft of record in Book 9700, pages 326 and 327, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Burnett and wife, Lesa B. Burnett by Warranty Deed from Richard M. Small, dated September 13, 2002 and recorded on September 30, 2002 of record in Doc. No. 20020930-0118436, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 29, 2013, recorded on August 2, 2013, of record in Doc. No. 20130802-0080981, said Register's Office, Lesa B. Burnett conveyed her interest in subject property to Bruce K. Burnett.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Pages 326 and 327, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10319, page 1, amended in Book 10366, page 623 and Book 10564, page 570, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 14 Bancroft Place, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of January, 2014.

Bruce K. Burnett

State of TENNESSEE
County of DAVIDSON

On this 3rd day of January, 2014 , before me the undersigned authority, personally appeared Bruce K. Burnett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,175,000.00

Affiant

Sworn and subscribed before me this the 3rd day of January, 2014

My Commission Expires: 9-11-17 ACHY C. SOMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public