Return To: 13-0964
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

SHARON KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry W. Crotts	GMFS, LLC	Parcel ID:
3111 Spears Road	7389 Florida Blvd., Ste. 200-A	06002003100
Nashville, TN 37207	Baton Rouge, LA 70806	

FOR AND IN 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, we

Analy Blackman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry W. Crotts and wife, Sherry L. Crotts
hereinafter called the GRANTEES, 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. 54 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 120, Register's Office for said County.

Said Lot No. 54 fronts 85 feet on the westerly side of Spears Road and extends back 144.3 feet on the northerly line and 141.5 feet on the southerly line to a dead line measuring 85 feet thereon.

BEING the same property conveyed to Wayne H. Blackman and wife, Analy Blackman by deed from Sherrell Presson and Joyce Presson, of record in Book 7683, Page 273, dated September 26, 1988, Register's Office for said County. The said Wayne H. Blackman is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3136, Page 52 amended in Book 3253, Page 591, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 120, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3111 Spears Road, Nashville, TN 37207

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, their 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, their 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 17th day of January, 2014.

Analy Blackman

BILL GARRETT, Davidson County
Trans:T20140006673 DEEDWARR
Recvd: 01/29/14 11:54 2 pgs
Fees:13.00 Taxes:470.83
20140129-0008078

STATE OF FLORIDA
COUNTY OF St. Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Analy Blackman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2014.

My Commission Expires: 3/25/15

Notary Public

HERVE J. LESPERANCE
Notary Public, State of Florida
Commission# EE 58749
My comm. expires Mar. 25, 2015