Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

SR14-1303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-6-15
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Robin B. White	Robin B. White	
1618 Crockett Hills	(NAME) 1618 Crockett Hills	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	061-12-142.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAIRE CROWELL AND TYLER CROWELL, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBIN B. WHITE AND JASON WHITE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 and the easterly one-half of Lot No. 24 on the Plan of Map Showing Re-Subdivision of Lots 70-73-76-77-78-79-80-81-82-83-86-87-88-89-90-91-92-93-94-95-96-97, Eastdale Place, of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said property fronts 90 feet on the northerly margin of Plymouth Avenue and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Claire Crowell and Tyler Crowell, wife and husband by Warranty Deed from Heath A. Warren and wife, Christy Warren, of record in Instrument No. 20120201-0009263, Register's Office for Davidson County, Tennessee, dated January 27, 2012 and recorded on February 1, 2012.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1303 Plymouth Ave, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140013332 DEEDWARR
Recvd: 02/26/14 10:13 2 pgs
Fees:13.00 Taxes:915.75

20140226-0016351

Witness my/our hand(s) this 24th day of February, 2014.

Claire Crowell
~~By: Tyler Crowell, her attorney in fact~~

Tyler Crowell

STATE OF Tennessee
COUNTY OF Williamson

On this the 24th day of February, 2014, before me personally appeared Tyler Crowell to me -and claire crowell known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of February, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee
COUNTY OF Williamson

On this the 24th day of February, 2014, before me personally appeared Tyler Crowell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Claire Crowell pursuant to a Specific Power of Attorney filed of record in Instrument NO. _____, in the Register's Office for Davidson County, Tennesee, and further acknowledged that he executed the same as the free act and deed of the said Claire Crowell, as her attorney in fact.

Witness my hand and official seal, this the 24th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959