BILL GARRETT, Davidson County
Trans:T20140022298 DEEDWARR
Recvd: 04/02/14 14:59 2 pgs
Fees:13.00 Taxes:1350.50
20140402-0027531

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 1st day of April, 2014. Notary Public My commission expires: 6-21-16

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
David P. Crabtree, Sr. David P. Crabtree, Jr.	SAME	
2117 West Linden Ave.		104-15-0-329.00
Nashville, TN 37212		

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, **PENELOPE ANN PEIRCE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID P. CRABTREE, SR. AND DAVID P. CRABTREE, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 7 on the Plan of J. Leroy Davis' Resubdivision of Lots 72, 73, 74, 75 and 76 in Plan of Belair, of record in Plat Book 547, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine Ann Modisher and Penelope Ann Peirce, both unmarried by Quitclaim Deed from Christine Ann Modisher, Penelope Ann Peirce and Linda Kay Stere, all unmarried, of record in Book 8096, page 803, Register's Office for Davidson County, Tennessee, dated April 17, 1990 and recorded on April 26, 1990 and re-recorded on June 1, 1993 in Book 8965, page 494, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Penelope Ann Peirce, unmarried by Quitclaim Deed from Christine Ann Modisher, unmarried, of record in Instrument No. 20120823-0075939, Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 23, 2012.

1) Taxes for the year 2014 a lien, not yet due and payable. 2) Subject to all matters shown on the Plan of record in Plat Book 547, Page 137, Register's Office for Davidson County, Tennessee.

This is improved property known as 2117 West Linden Ave., Nashville, TN 37212.

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 1st day of April, 2014.

Penelope Ann Peirce

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 Penelope Ann Peirce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2014.



Notary Public