File 25953-8 Box 14

BILL GARRETT, Davidson County
Trans:T20140030119 DEEDWARR
Recvd: 05/02/14 09:09 2 pgs
Fees:13.00 Taxes:1017.50
20140502-0037145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 275,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public

My commission expires: 9-19-16

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LAUREN SIMPSON	FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK	10304002600
4204 IDAHO AVE	2002 RICHARD JONES ROAD, STE 300A	
NASHVILLE, TN 37209	NASHVILLE, TN 37215	

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 ACKNOWLEDGE, WE,

CAROLYN A. CRANE NKA CAROLYN A. MICHAELS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAUREN SIMPSON, AN UNMARRIED WOMAN

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. 105 of Block 5, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN A. CRANE, UNMARRIED, BY WARRANTY DEED FROM NEAL HEATH AND LAUREN HEATH, HUSBAND AND WIFE, DATED 05/15/2012 AND RECORDED ON 05/16/2012 IN INSTRUMENT NUMBER 20120516-0042369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $235,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO NEAL HEATH, UNMARRIED BY WARRANTY DEED FROM ANDREW A. STEC, UNMARRIED, DATED 03/20/2009 AND RECORDED ON 03/24/2009 IN INSTRUMENT NUMBER 20090324-0026530, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 4204 IDAHO AVE, NASHVILLE, TN 37209.

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 in 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/our hand(s) this 30th day of April, 2014.

Carolyn A. Michaels

CAROLYN A. MICHAELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CAROLYN A. MICHALES, the within named Grantor(s), 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, at office, this 30th day of April, 2014.

Barbara J. Joyner

Notary Public

My Commission Expires: June 05 2017

