WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1327

BILL GARRETT, Davidson County
Trans:T20140038761 DEEDWARR
Recvd: 06/03/14 12:22 2 pgs
Fees:8.00 Taxes:443.63
20140603-0047857

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140500091

WARRANTY DEED

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires June 1, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of MAY, 2014

Notary Public

MY COMMISSION EXPIRES: 6-1-15

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHERRI R. COATES 1100 DEW STREET NASHVILLE, TN 37206	Farmington Mtg 929 Clayton Ave., 37204 2002 Richard Jones RD. #300A Nashville, TN. 37215	094-01-0-131.00

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,

CRANOR PROPERTIES, LLC

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

SHERRI R. COATES, SINGLE 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. 53 in the Subdivision of Lot No. 3 in N. H. Hobson's Subdivision, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

SAID LOT NO. 53 fronts 50 feet on the southerly side of Caldwell Street and extends back between parallel lines 150 feet with the easterly margin of South 11th Street to an alley.

BEING the same property conveyed to Cranor Properties, LLC, by Quitclaim Deed from Nancy C. Scott, George F. Cranor, Jr. and Jarman M. Cranor, II, dated 1/1/08 and recorded 2/21/08 in Instrument No. 20080221-0017173, as corrected by instrument recorded 9/25/08 in Instrument No. 20080925-0097773, all of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1100 DEW STREET, NASHVILLE, TN 37206**
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 our hands this 30th day of MAY, 2014.

CRANOR PROPERTIES, LLC

BY: GEORGE F. CRANOR, JR, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared George F. Cranor, Jr. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member of Cranor Properties, LLC the within named bargainor, and corporation, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said George F. Cranor, Jr. as such Managing Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of May, 2014.

Commission Expires:_____

Notary Public

