BILL GARRETT, Davidson County
Trans:T20140045629 DEEDWARR
Recvd: 06/26/14 15:10 2 pgs
Fees:13.00 Taxes:1112.29
20140626-0056171

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $300,620.00
(three hundred thousand, six hundred and twenty dollars)

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 6th day of June, 2014.

NOTARY PUBLIC

My commission expires: 7-13-14

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and return to:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

14N+00161

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
John G. and Rebecca L. Crawford 216 White Court Nashville TN, 37211	John G. and Rebecca L. Crawford 216 White Court Nashville TN, 37211	172100B05900CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS A. EZELL, III AND DANIELLE EZELL, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN G. CRAWFORD AND REBECCA L. CRAWFORD, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF THE CHRISTIANSTED VALLEY, PHASE 2, REVISION 1, CLUSTER LOT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20010111-0003575, AS REVISED IN INSTRUMENT NO. 20010209-0012854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO REGINALD T. STONE AND WIFE, KIMBERLEE J. STONE BY DEED DATED JANUARY 18, 2002, FROM DON B. SMITHSON OF RECORD IN INSTRUMENT NO. 20020128-0011414, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 216 WHITE COURT NASHVILLE, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 6th day of June, 2014.

Thomas A. Ezell, III

Danielle Ezell

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, The within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 6th day of June, 2014.

Notary Public

My commission expires: 05-05-15

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
May 5, 2015

Derivation Clause: Being the same property conveyed to Thomas A. Ezell, III and Danielle Ezell, husband and wife by Warranty Deed from Reginald T. Stone and Wife, Kimberlye J. Stone as recorded June 8, 2012 in instrument number 20120608-0050381.