WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

R-VRES-14-2221

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wild Eagle Properties, LLC	**New Owner**	
(NAME)	(NAME)	**072-08-0-235.00**
2221 Ravenwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we **LYNDA FLEMING CRABTREE (F/K/A LYNDA FLEMING WRIGHT), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILD EAGLE PROPERTIES, LLC** 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. 195 on the Plan of Dalewood, Section 3 of record in Plat Book 1835, Page 20, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 195 fronts 73 feet on the east side of Ravenwood Drive and runs back between lines 175 feet on the north line and 178.8 feet on the south line to a dead line measuring 73.3 feet thereon.

Being the same property conveyed to Donnie W. Wright and wife, Lynda Fleming Wright by deed from Ronald Dillard Sesler and wife, Susan Diane Sesler of record in Book 4456, page 300, Register's Office for Davidson County, Tennessee, dated October 30, 1970 and recorded on November 2, 1970. The said said Donnie W. Wright having since died on October 1, 1989.

NOTE: RONNIE CRABTREE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 20, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2221 Ravenwood Drive, Nashville, Tennessee 37216**.

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:T20140050525 DEEDWARR
Recvd: 07/15/14 11:11 2 pgs
Fees:13.00 Taxes:536.50

20140715-0062309

Witness my/our hand(s) this the 30th DAY OF JUNE, 2014.

Lynda Fleming Crabtree

Ronnie Crabtree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDA FLEMING CRABTREE*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2014.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

* And Ronnie Crabtree