WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/14 16:21 2 pgs
Fees:13.00 Taxes:168.35
20140722-0065203



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Lu Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cripple Creek Properties, LLC	New owner	Map 081-11-0
(NAME)	(NAME)	Parcel 104.00
126A 39th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHAEL WARREN AND WIFE, WENDY WARREN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRIPPLE CREEK PROPERTIES, LLC,** 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 the North part of the West part of Lot 263 and the South part of the West part of Lot 264 on the Map of the Subdivision of Lot 5 of the Bosley Lands allotted to J. M. Harding, a copy of which is of record in Book 38, page 431, Register's Office for said County, and described according to a copy of a survey thereof made September 5, 1944, by Lewis D. Justic, Surveyor, as follows:

Beginning at a point in the Easterly margin 0f 21st Avenue, North, 24.3 feet North of the dividing line between Lots 262 and 263; thence Easterly 119 feet, more or less, to a point 23.7 feet North of the dividing line between Lots 262 and 263; thence North 38.6 feet to a point 42.5 feet South of the dividing line between Lots 264 and 265; thence Westerly 118.5 feet to a point in the easterly margin of 2lst Avenue North, which is 11.9 feet North of the common corner of Lots 263 and 264; thence South along the Easterly margin of said Avenue, 37.6 feet to the point of beginning.

Being the same property conveyed to Michael Warren and Wendy Warren, husband and wife by deed from The Cit Group Consumer Finance, Inc. of record in Instrument 200805270053613, Register's Office for Davidson County, Tennessee, dated May 23, 2008.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 38, page 431, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1738 21st Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22 day of July, 2014.

Michael Warren

Wendy Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Warren and Wendy Warren, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of July, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE