WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma J. Crow	New Owner	082-09 222.00
(NAME)	(NAME)	
102 Vaughn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140053096 DEEDWARR
Recvd: 07/23/14 09:16 2 pgs
Fees:13.00 Taxes:1295.00

20140723-0065267

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, I, **Johnny V. Crow Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norma J. Crow**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF SECOND AVENUE NORTH 116 FEET NORTH OF THE NORTHERLY MARGIN OF MONROE STREET BEING A PART OF LOTS 23 AND 24, H.W. MCGAVOCK'S ADDITION TO NASHVILLE RECORDED IN BOOK 17 PAGE 640 REGISTER S OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 4-3-06 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SECOND AVENUE NORTH (49.5 FOOT WIDE RIGHT OF WAY) SAID ROD BEING LOCATED N 27°02'16" W 116.00 FEET FROM THE NORTHWEST RIGHT OF WAY INTERSECTION OF MONROE STREET (30 FOOT WIDE RIGHT OF WAY) AND SAID SECOND AVENUE NORTH AND BEING THE NORTHEAST CORNER OF THE WILLIAM D. COLE LAND (INST #20000111-0003970 R.O.D.C, TN.) AND BEING 26 FEET SOUTH OF THE ORIGINAL FRONT CORNER OF LOTS 23 AND 24 PLAN OF H.W. MCGAVOCK S ADDITION TO NASHVILLE (BOOK 17, PAGE 636 R.O.D.C., TN.); THENCE LEAVING SAID WESTERLY MARGIN OF SECOND AVENUE SOUTH WITH SAID COLE S 63°21'03" W 134.33 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF AN ALLEY (16' FOOT WIDE RIGHT OF WAY); THENCE WITH SAID ALLEY N 27°02'16" W (PASSING THE ORIGINAL REAR CORNER OF SAID LOTS 23 AND 24 AT 26 FEET) FOR A TOTAL DISTANCE OF 86.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE JULIA JOHNSON LAND (BOOK 4827 PAGE 358 R.O.D.C., TN.); THENCE WITH SAID JOHNSON N 63°21'03" E 134.33 FEET TO AN ROD (NEW) IN THE WESTERLY MARGIN OF SAID SECOND AVENUE NORTH; THENCE WITH SAID WESTERLY MARGIN S 27°02'16" E 86.00 FEET TO THE POINT OF BEGINNING CONTAINING 11552.38 SQ. FT. OR 0.27 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JOHNNY V. CROW, JR. BY WARRANTY DEED FROM DONALD JOHNSON AND WIFE, LAURA JANE JOHNSON, DATED APRIL 4, 2006, OF RECORD IN INSTRUMENT NO. 20060406-0039885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 17, page 640; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1307 2nd Avenue North, Nashville, TN 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 my hand this 21st day of July, 2014.

Johnny V. Crow Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Johnny V. Crow Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of July, 2014.

Notary Public

My Commission Expires: