BILL GARRETT, Davidson County
Trans:T20140055694 DEEDWARR
Recvd: 07/31/14 13:43 2 pgs
Fees:13.00 Taxes:488.40
20140731-0068456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 132,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NOEMI GUERECA	**REGIONS BANK D/B/A**	**14801010900**
368 WILLARD DR	**2050 PARKWAY OFFICE CIRCLE**	
NASHVILLE, TN 37211	**BIRMINGHAM, AL 35244**	

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 ACKNOWLEDGE, WE,

JEFFREY C. CRAVEN, UNMARRIED

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

NOEMI GUERECA, UNMARRIED

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:

BEING LOT 169 ON THE PLAN OF HAYWOOD ACRES, SECTION III, OF RECORD IN BOOK 2900, PAGE 81, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 144 FEET ON THE NORTHEASTERLY SIDE OF WILLARD DRIVE AND EXTENDS BACK 229 FEET ON THE NORTHWESTERLY LINE AND 270.1 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE AND MEASURES 184.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY C. CRAVEN, UNMARRIED, BY WARRANTY DEED FROM NORMA J. YOUNG, DATED 05/29/1998 AND RECORDED ON 06/05/1998 IN BOOK 10964, PAGE 387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $98,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 368 WILLARD DR, 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; 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 in 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/our hand(s) this 25th day of July, 2014.

JEFFREY C. CRAVEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JEFFREY C. CRAVEN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY