WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056423 DEEDWARR
Recvd: 08/04/14 10:03 2 pgs
Fees:13.00 Taxes:888.00
20140804-0069454

DEBORAH JJ. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $240,000.00

Affiant

Subscribed and sworn to before me this 1st day of August, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
DHS Partners	SAME	117-03-0-154.00
4827 Bevendean Drive	634 Tynebrae Drive	
Nashville, TN 37211	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl F. Crowley, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **DHS Partners**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Crowley Subdivision a Revision of Lot 11 on the Map of Belair, of record in Instrument No. 20140702-0058384, Register;s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emerson L. Crowley and wife, Dorothy C. Crowley by deed from Ida May Waller, of record in Book 1910, page 263, dated October 27, 1950, Register's Office for Davidson County, Tennessee. The said Emerson L. Crowley having predeceased Dorothy G. Crowley, died on or about January 9, 1951. The said Dorothy C. Crowley having since died intestat on or about November 21, 1986. Said property being further conveyed to Carl F. Crowley by Affidavit of Heirship of record in Instrument No. 20070725-0088534, said Register's Office. For further reference see Quitclaim Deed of record in Instument No. 20140626-0055774, said Register's Office.

And being the property conveyed to Dorothy C. Crowley, by deed from James K. Morse, of record in Book 4854, page 469, dated September 24, 1974, said Register's Office. The said Dorothy C. Crowley having since died intestat on or about November 21, 1986. Said property being further conveyed to Carl F. Crowley by Affidavit of Heirship of record in Instrument No. 20070725-0088534, said Register's Office. For further reference see Quitclaim Deed of record in Instument No. 20140626-0055774, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3966, page 22, Register's Office Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 4803, page 462, and Book 4803, page 755, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3966, page 18, Book 3966, page 22 and Book 3982, page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2809 27th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 31, 2014.

Carl F. Crowley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl F. Crowley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY