BILL GARRETT, Davidson County
Trans:T20140057076 DEEDWARR
Recvd: 08/05/14 13:57 2 pgs
Fees:13.00 Taxes:292.30

20140805-0070304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

G-TG-14-1301

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)
Jason Smith	NEW OWNER	
(NAME)	(NAME)	
1301 Bessie Ave		**07110018700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **RANDALL L. CRAFT AND BETTY CRAFT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON SMITH, UNMARRIED,** 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. 24 of Block "F" on the Plan of J.B. Haynie's Cumberland Heights of record in Plat Book 57, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rick Short by deed from Rick Piliponis, Trustee for 1301 Bessie Avenue Land Trust, a revocable living trust of record in Instrument No. 20050328-0033125 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 28, 2005. (Value of consideration shown in aforementioned deed $71,000.00.) Being also known as 1301 Bessie Ave Nashville, TN 37207. Being the same property conveyed to Deutsche Bank National Trust Company in its capacity as Indenture Trustee for the noteholders of Aames Mortgage Investment Trust 2005-2, A Delaware Statutory Trust by deed from Shapiro & Kirsch, LLP of record in Instrument No. 20130124-0007729 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 24, 2013. (Value of consideration shown in aforementioned deed $50,150.00.) Being also known as 1301 Bessie Ave Nashville, TN 37207. Being the same property conveyed to Randall L. Craft and Betty Craft, husband and wife by deed from Deutsche Bank National Trust Company in its capacity as Indenture Trustee for the noteholders of Aames Mortgage Investment Trust 2005-2, A Delaware Statutory Trust of record in Instrument No. 20140305-0018690 Register's Office for Davidson County, Tennessee, dated February 19, 2014 and recorded on March 5, 2014. (Value of consideration shown in aforementioned deed $42,000.00.) Being also known as 1301 Bessie Ave Nashville, TN 37207.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 170, 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: **1301 Bessie Ave, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 31st DAY OF JULY, 2014.

Randall L. Craft

Betty Craft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL L. CRAFT AND BETTY CRAFT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

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