BILL GARRETT, Davidson County
Trans:T20140061852 DEEDWARR
Recvd: 08/21/14 09:19 2 pgs
Fees:13.00 Taxes:758.50
20140821-0076168

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0604M

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2014

Notary Public
Commission Expires: 7/2/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Robertson Crandell 1803 Willow Springs Drive Nashville, TN 37216	Pinnacle Bank 150 3rd Ave South, Ste 900 Nashville, TN 37201	073-09-0-204.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

The Estate of Mildred M. Graves

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *Jo Patchin

Nathan Robertson Crandell and Bethany Crandell, husband and wife

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 Lot No. 29 on the Plan of Henderson Gardens, Section I, of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Robert F. Graves and wife, Mildred M. Graves, by Warranty Deed from Twin Lawn Development Company, Inc., dated 12/20/1960 and recorded 3/2/1961 in Book 3183, Page 461, in the Register's Office of Davidson County, Tennessee. The said Robert F. Graves, a/k/a Robert Franklin David Graves, having since died on or about November 6, 2002. See Affidavit of Heirship recorded 12/30/03 in Instrument No. 20031230-0184142, said Register's Office. The said Mildred M. Graves, a/k/a Mildred Maxine Graves, having since died on or about February 18, 2013 and pursuant to her Last Will and Testament filed in Case No. 13P-1462 in the Probate Court for Davidson County, Tennessee, subject property having been devised to Patricia Maxine Graves Webb and Donna Yvonne Graves Walls. Robert Milton Webb having been appointed Executor of the Estate of Mildred Maxine Webb pursuant to said Will and Order of Probate and Letters Testamentary filed 10/2/13 in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1803 Willow Springs Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of August, 2014.

The Estate of Mildred M. Graves

Robert Milton Webb

Robert Milton Webb, Executor

Patricia Maxine Webb

Patricia Maxine Webb

Donna Yvonne Walls

Donna Yvonne Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Robert Milton Webb, Executor

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 at Nashville, Tennessee this 18th day of August, 2014.

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 7/2/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Patricia Maxine Webb and Donna Yvonne Walls

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 at Nashville, Tennessee this 18th day of August, 2014.

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 7/2/17