THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140064239 DEEDWARR
Recvd: 08/29/14 08:59 4 pgs
Fees:23.00 Taxes:888.00
20140829-0079011

26236-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:

Erwin Herceg
Anna N. Herceg
3212 Gallatin Pike
Nashville, Tennessee 37216

SEND TAX BILLS TO: MAP-PARCEL NO.

New Owner 072-06-0/237-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **THOMAS C. CRAVEN**, and wife, **HELEN CRAVEN**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **ERWIN HERCEG**, and wife, **ANNA N. HERCEG**, (hereinafter referred to as the "**Grantees**"), their heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described on Exhibit A, Part 1 attached hereto.

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, successors, and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A, Part 2; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26th day of August, 2014.

Thomas C. Craven

Thomas C. Craven

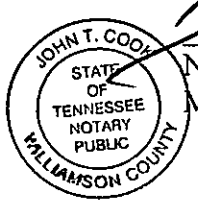
Helen Craven

Helen Craven

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **THOMAS C. CRAVEN**, and **HELEN CRAVEN**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 26th day of August, 2014.



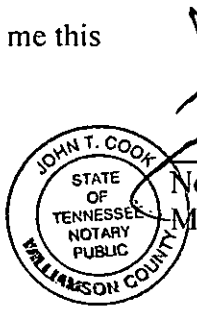
Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me this
26th day of August, 2014.



Notary Public
My Commission Expires: 2/13/17

EXHIBIT A, PART 1
Legal Description

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Inglewood Hardware Subdivision, of record in Book 7900, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

TOGETHER WITH, the northerly one-half of former Alley No. 1116, which adjoins the above described property, and which alley was closed by Metropolitan Government Ordinance No. BL2000-253.

Tract II:

LAND in Davidson County, Tennessee, being the southerly one-half of former Alley No. 1116, which adjoins the property known as Lots 9, 25 and 26 on the Plan of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, and which Alley was closed by Metropolitan Government Ordinance No. BL2000-253, which southerly one-half of former Alley No. 1116 is described according to a survey dated March 9, 2000 prepared by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, as follows:

BEGINNING at the intersection of the southerly margin of said Alley No. 1116 and the westerly margin of the CSX Transportation, Inc. right-of-way; thence, North 85 degrees 30 minutes 12 seconds West a distance of 333.87 feet to a point in the easterly margin of Gallatin Pike; thence, northerly along said margin, North 30 degrees 32 minutes 00 seconds East a distance of 8.35 to a point on the centerline of the former Alley No. 1116; thence, easterly along said centerline, South 85 degrees 30 minutes 12 seconds East, a distance of 329.67 feet to a point in the westerly margin of the said CSX Transportation, Inc. right-of-way; thence, southerly along said right-of-way, South 00 degrees 24 minutes 00 seconds East a distance of 7.52 feet to the Point of Beginning, containing 0.06 acres, more or less.

Tracts I and II being the same property conveyed to Thomas C. Craven and wife, Helen Craven by Deed from David Leo Crane and Linda Lou Crane of record as Instrument No. 20090914-0085862, said Register's Office.

As additional history of the property, which should have been included in the prior deed (but was not), the Grantors provide the following information:

The above described Lot 2, Inglewood Hardware Subdivision is the same property conveyed to J. F. Crane by deed from Sam J. McAllester, III, Substitute Trustee of record in Book 8304, page 312, Register's Office for Davidson County, Tennessee, and further conveyed to J. F. Crane by Correction Warranty Deed from M. Lee Barrett, Jr. of record in Book 10029, page 837, said Register's Office. By deed recorded as Instrument No. 20000712-0069078, said Register's Office, the said J. F. Crane conveyed a one-half interest in the said Lot 2 to David Leo Crane.

The above mentioned Alley No. 1116 was closed by Metropolitan Government Ordinance No. BL2000-253 which was finally approved on May 18, 2000, and the northerly one-half portion of the said alley described above vested in the said John Frederick Crane as of that date.

The said J. F. Crane died July 25, 2000 leaving a Last Will and Testament which was admitted to probate in the Chancery Court for Dickson County, Tennessee under Case No. 08-00-086-P. Pursuant to said Will, the property was devised to David Leo Crane and Linda Lou Crane. The said Will had provided for a Marital Share Trust for the benefit of John Frederick Crane's spouse, Betty Faulkner Crane, provided that she survive him. However, the said Betty Faulkner Crane died on May 10, 2000 and therefore the Marital Share Trust was specified to receive no devise.

Tract III:

A Joint Easement for Ingress and Egress, 15 feet in width, which adjoins a portion of the southern boundary of the above described Tract II, as more fully described in the instrument dated October 30, 2000 and recorded as Instrument No. 20001102-0108696, Register's Office for Davidson County, Tennessee, to which instrument reference is hereby made for a more complete description of said Easement.

EXHIBIT A, PART 2
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Map/Parcel #072-06-0/237-00. The property taxes for the current year have been prorated and assumed by the Grantees.

2. All matters shown on the Plan of record in Book, 7900, Page 378, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book, 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4275, Page 372, Register's Office for Davidson County, Tennessee.

5. Joint Easement for Ingress and Egress, of record in Instrument No. 20001102-0108696, Register's Office for Davidson County, Tennessee.

6. Easement Deed to Sprint Communications Company, L.P., of record in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

7. Easements retained in the closing of Alley No. 1116 as of record in Ordinance No. BL2000-253, Metropolitan Clerk's Office for Davidson County, Tennessee.

8. Matters shown on ALTA/ACSM Land Title Survey prepared by Delle Land Surveying dated August 20, 2014.