WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065252 DEEDWARR
Recvd: 09/03/14 10:45 2 pgs
Fees:13.00 Taxes:312.65
20140903-0080292

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $84,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
(AFFIX SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
1929 21st Avenue South , Nashville, TN 37212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
Brian S. Good	new owner	**034-01-0 072.00**
114 Glancy Street		
Goodlettsville, TN 37072		

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, WE,

James Allen Crawford, III, and Nancy C. Crawford, also known as Nancy King Crawford, husband and wife, as tenants in common with a one-half (1/2) undivided interest each

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

Brian S. Good, 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 Lots Nos. 62, 63, 64 and the west one-half of Lot No. 65, on the Plan of the Subdivision of Parts of Blocks Land M, of Dupont City, as of record in Book 421, Page 125, Register's Office for Davidson County, Tennessee, described as follows: Said Lots No. 62, 63, and 64, and the west one-half of Lot No. 65 adjoin and front together 87 ½ feet on the southerly side of Glancy Street, and run back 167.5 feet on the westerly line of Lot No. 62, and 170 feet more or less on the easterly line of the westerly one-hall of Lot 65, to an alley in the rear on which they measure 87 ½ feet thereon.

Being the same property conveyed to James Allen Crawford, III and wife, Nancy C. Crawford from Stuart John Phillips and wife, Aldona Phillips by deed of record in Instrument Number: 20030423-0054823, Register's Office for Davidson County, Tennessee;

and further conveyed by and between James Allen Crawford, III, and Nancy C. Crawford, also known as Nancy King Crawford, as tenants in common with a one-half (1/2) undivided interest each of record in Waiver of Right of Survivorship and Quitclaim Deed, Instrument Number: 20110719-0055156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1) **2014 real property taxes and subsequent years. Taxes for the current year have been prorated and assumed by the Grantee(s) herein.**

2) **All matters affecting said premises as appearing on the Plan of record in Plat Book 421, Page 125, Register's Office for Davidson County, Tennessee.**

3) **Any and all other restrictions, conditions, and easements of record.**

This is improved property, known as: **114 Glancy Street, Goodlettsville, TN 37072**

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 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 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 29th day of **August, 2014.**

James Allen Crawford, III

Nancy C. Crawford a/k/a Nancy King Crawford

Nancy C. Crawford
a/k/a Nancy King Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Allen Crawford, III and Nancy C. Crawford (also known as Nancy King Crawford),** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **August, 2014.**

Brenda Wright

Notary Public

BRENDA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 8, 2017