BILL GARRETT, Davidson County
Trans:T20140065727 DEEDWARR
Recvd: 09/04/14 09:53 2 pgs
Fees:13.00 Taxes:925.00
20140904-0080839

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Craig	SWBC MORTGAGE CORPORATION 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	091070B00200CO
(NAME) 4811 Kentucky Avenue		
(ADDRESS) Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

LTD PARTNERSHIP,

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

ELIZABETH ANN CRAIG, A SINGLE WOMAN AND DAVID CRAIG, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot 2 of the Highland View Townhomes, a Planned Unit Development of Record in Exhibit B of Instrument No. 20070612-0070586, as amended in Instrument No. 20140516-0042158 said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Trent Lehman by Quitclaim Deed from LTD Partnership recorded on July 16, 2009 of record in Instrument No. 20090716-0066727 and corrected in Scrivener's Affidavit of record in Instrument No. 20090721-0068199 and further conveyed to J. Trent Lehman by Quitclaim Deed from Greenbank of record in Instrument No. 20110103-0000505 as to Greenbank's interest in the subject property if any, in the Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to LTD Partnership by Quitclaim Deed from J. Trent Lehman recorded on April 11, 2014 of record in Instrument No. 20140411-0030413 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4811 Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 27th day of August, 2014.

LTD Partnership

By: _____ GP
Larry Boone, General Partner

Attest: _____ GP
J. Trent Lehman, General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry Boone with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the General Partner of **LTD PARTNERSHIP**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LTD PARTNERSHIP** by him/herself as General Partner.

Witness my hand and official seal at on this 27th day of August, 2014

Commission expires: 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Trent Lehman with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the General Partner of **LTD PARTNERSHIP**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LTD PARTNERSHIP** by him/herself as General Partner.

Witness my hand and official seal at on this 27th day of August, 2014

Commission expires: 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public