BILL GARRETT, Davidson County
Trans: T20140079154 DEEDWARR
Recvd: 10/21/14 12:08 2 pgs
Fees: 13.00 Taxes: 1406.00
20141021-0096943

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0858

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of Oct., 2014

Notary Public
Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oren M. Williams III 232 54th Avenue North Nashville, TN 37209	NEW OWNER	091-15-0-090.00

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,

Steven R. Crowe and Phyllis S. Crowe

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

Oren M. Williams III and Joshua J. Palmer

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 Part of Block No. 14 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, described as follows:

BEGINNING at a point in the easterly margin of Richland Avenue, now 54th Avenue North, said point being 150 feet south of the southeast corner of Nevada Avenue, formerly 3rd Avenue, and 54th Avenue North, formerly Richland Avenue, said point also being the southwest corner of the property conveyed to K. A. Berry and wife, by deed from Tennessee Property Company of record in Book 980, Page 399, said Register's Office; thence with said Berry's southerly line, eastwardly 153 feet, more or less, to the westerly line of the property conveyed to K. A. Berry and wife by deed from Tennessee Property Company of record in Book 981, Page 294, said Register's Office; thence with the westerly line of the last mentioned line, southerly 66 feet to a point; thence westwardly 139 feet to the easterly margin of 54th Avenue North, formerly Richland Avenue; thence continuing with the margin of 54th Avenue North, in a northerly direction, and along a broken line, 76 feet to the point of beginning.

BEING the same property conveyed to Steven R. Crowe and wife, Phyllis S. Crowe by Warranty Deed from Judy W. McConnell Cox and husband, Thomas E. Cox, dated 6/18/76 and recorded 7/2/76 in Book 5041, Page 957, Register's Office for Davidson County, Tennessee. The said Steven R. Crowe and Phyllis, as joint tenants with rights of survivorship, having since conveyed to Willie Mai Crowe, a $98,500.00 partial interest in subject property, by Quitclaim Deed, dated August 6, 2014, and recorded August 14, 2014, of record in Instrument No. 20140814-0073516, in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by the said Willie Mai Crowe, is hereby effected by the signatures of her Attorneys-in-Fact, Steven R. Crowe and Phyllis A. Crowe, pursuant to

the Durable General Power of Attorney of record in Instrument No. 20140530-0046758, in the Register's Office 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: 232 54th Avenue North, Nashville, TN 37209.

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 15th day of October, 2014.

Steven R. Crowe

Phyllis S. Crowe

Willie Mai Crowe

By: Steven R. Crowe, Attorney-in-Fact

Willie Mai Crowe

By: Phyllis A. Crowe, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven R. Crowe and Phyllis S. Crowe** 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 Brentwood, Tennessee this 15th day of October, 2014.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Steven R. Crowe and Phyllis A. Crowe** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument as Attorneys-in Fact for **Willie Mai Crowe,** and who acknowledged that they executed the same as the free act and deed of the said **Willie Mai Crowe,** as her Attorneys-in-Fact.

Witness my hand and official seal this 15th day of October, 2014.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

Commission Expires: 3/24/17