BILL GARRETT, Davidson County
Trans:T20140086737 DEEDWARR
Recvd: 11/18/14 10:04 2 pgs
Fees:13.00 Taxes:166.50
20141118-0106158

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 45,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2014.

Notary Public

My commission expires: 03-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSEPH REILLY	NEW OWNER	09316011600
83 MAURY ST	254 Thuss Ave. ~~SAME~~	
NASHVILLE, TN 37210	Nashville, TN 37211	

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 ACKNOWLEDGE, WE,

Mark Donald Crofford, married and Nicole Hill, unmarried

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

JOSEPH REILLY

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 the North 26 feet of Lot No. 117 on the plan of Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of said Lot No. 117 fronts 26 feet on the East side of Maury Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Mark Donald Crofford, married and Nicole Crofford, unmarried by Warranty Deed from James E. Brown, an unmarried person, recorded on the 4th day of August, 2009 in Instrument No. 20090804-0072974, in the Register's Office of Davidson County, Tennessee. Nicole Crofford is now known as Nicole Hill, unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 83 MAURY ST, NASHVILLE, TN 37210.

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 in 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 14th day of November, 2014.

Mark Donald Crofford
By: Nicole Hill
His Attorney in Fact

Nicole Hill

Wendy Lee Crofford
By: Nicole Hill
His Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Nicole Hill, the within named Grantor(s), 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, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **NICOLE HILL** to me known to be the person who executed the foregoing instrument in behalf of **MARK DONALD CROFFORD AND WENDY LEE CROFFORD** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **MARK DONALD CROFFORD AND WENDY LEE CROFFORD.**

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015