THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112339**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $346,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140087519 DEEDWARR
Recvd: 11/20/14 12:03 2 pgs
Fees:13.00 Taxes:1280.20
20141120-0107044

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Anna R. Krantz 1307 Fatherland Street Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10505005100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanette W. Crowder** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna R. Krantz, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of lot No. 41 on the Plan of O.B. Hayes Rokeby Addition, as of record in Book 21, Page 87, Register's Office for said County, and being lot No. 3 in an unrecorded resubdivision of said lot.

Beginning at a point on the Westerly margin of Villa Place 100 feet South of the Southwest corner of said Place and Western Avenue; thence at right angles to Villa Place, Westerly 144 feet to an alley; thence to the common corner of lots 3 and 4 of said unrecorded plan; thence with the line between said lots, Easterly 144 feet to the Westerly margin of Villa Place; thence with the margin of said Street Northerly 60 feet to the beginning.

Being the same property conveyed by Warranty Deed from Clarence T. Glover and wife, Mamie T. Glover to Russelltaze H. Crowder and wife, Jeanette W. Crowder as recorded on the 21st day of May, 1980 in Deed Book 5604, Page 367 and Quitclaim Deed from Jeanette W. Crowder, wife of Russelltaze H. Crowder, Sr. to Jeanette W. Crowder as recorded on the 20th day of December, 2013 in Instrument No. 20131220-0128829, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 87.

This is improved property located at 1405 Villa Place Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2014.

Jeanette W. Crowder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanette W. Crowder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018