BILL GARRETT, Davidson County
Trans:T20140088655 DEEDWARR
Recvd: 11/25/14 08:42 2 pgs
Fees:13.00 Taxes:55.50
20141125-0108442

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-9011

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF OCTOBER, 2014.

Notary Public

Commission Expiration: 3/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Alex Craw	Alex Craw	
604 Basswood Dr.	604 Basswood Dr.	09108010200
Nashville, TN 37209	Nashville, TN 37209	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patricia Bihl-Miranda

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

Alex Craw

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 64 and the northerly part of Lot No. 65 on the Map of L.H. Davis' Subdivision of Lot No.41 of the Clifton Plan as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

BEGINNING on the southwesterly margin of 40th Avenue North, formerly Clifton Avenue, at the northeast corner of the property conveyed to Mary Beasley for life, etc., by deed from Richard I. West and wife, of record in Book 898, page 3170, said Register's Office; thence with said Beasley's northerly line, westwardly 100 feet more or less, to the easterly margin of said alley; thence with said alley northwardly 130 feet to the southwesterly margin of 40th Avenue, North; thence with said Avenue, southeastwardly 165 feet to the beginning.

Being the same property conveyed to Patricia Bihl-Miranda on 03/19/2013 by final decree of the Chancery Court for Davidson County, filed for record on 03/21/2013 in Instrument No. 20130321-0028203, in the Register's Office for Davidson County, Tennessee. Affidavit and Property Tax Foreclosure Due Process Certification of record in Doc. No. 20141007-0092690, said Register's Office.

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.

This is improved property known as 1035 40th Ave. N. Nashville, TN 37206

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 hand this 31 day of October, 2014.

Patricia Bihl-Miranda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Bihl-Miranda**, 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 Nashville, Tennessee this 24 day of October, 2014.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

