WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140090657 DEEDWARR
Recvd: 12/03/14 15:35 2 pgs
Fees: 13.00 Taxes: 462.50
20141203-0110968

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: 1-24-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Edward Lee Crabtree	Avenue Bank	Parcel ID:
3129 Boulder Park Drive	3823 Cleghorn Ave.	09615004200
Nashville, TN 37214	Nashville, TN 37215	

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, we

Karen Chatman Whittmore f/k/a Karen Chatman and husband, Herbert Whittmore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Edward Lee Crabtree , a single person

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 Lot Number 1, on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Karen Chatman by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument 20010723-0077781, said Register's Office, dated July 11, 2001. The said Karen Chatman is now known as Karen Chatman Whittmore.

This conveyance is subject to Restrictions of record in Book 3642, Page 478, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 42, said Register's Office.

Karen Chatman and Karen Chatman Whittmore being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3129 Boulder Park Drive, Nashville, TN 37214

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 1st day of December, 2014.

Karen Chatman Whittmore

Herbert Whittmore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Chatman Whittmore and husband, Herbert Whittmore, 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 1st day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.