NEW OWNER:
MATTHEW S. CRABTREE
1114 GRANDVIEW DRIVE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
Matthew Crabtree
1113 Grandview Dr.
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1277

Map & Parcel No.: 11907006100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140096520 DEEDWARR
Recvd: 12/26/14 13:13 3 pgs
Fees:18.00 Taxes:314.50
20141226-0118002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Five Thousand and 00/100 dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA CAPPS MILLER f/k/a PATRICIA K. CAPPS, married,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MATTHEW S. CRABTREE, married man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 90 on the Plan of Laurel Acres, Section II, as shown on the plat of the same of record in Plat Book 2133, Page 122, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PATRICIA K. CAPPS, an unmarried person, by Warranty Deed from Terry M. Alexander and wife, Linda Alexander, dated November 24, 1999, and of record in Instrument No. 199912070300434, Register's Office for DAVIDSON County, Tennessee. Patricia K. Capps is now known as Patricia Capps Miller.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 35 WHITSETT DRIVE, NASHVILLE, TN 37210

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 122, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of December, 2014.

Patricia Capps Miller

PATRICIA CAPPS MILLER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICIA CAPPS MILLER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

AFFIANT

Sworn to and subscribed to before me this 19 day of December, 2014.

NOTARY PUBLIC

My commission expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018