WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000

Affiant

Subscribed and sworn to before me, this 18th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE E. CRUMPTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150000215 DEEDWARR
Recvd: 01/02/15 12:05 2 pgs
Fees:13.00 Taxes:1572.50
20150102-0000278

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Crothers	Guaranty Trust Company	117-15-0
(NAME)	(NAME)	(MAP)
1607 Observatory Court	316 Robert Rose Drive	074.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Richard D. Sweeney, Jr.**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **James C. Crothers and wife Teresa S. Crothers**, husband and wife, hereinafter called Grantees, their heirs and assigns, my 50% interest in the certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Revision to Lot 1 Plan of Resubdivision of Lots 1 and 3 of Addition to Green Hills and Revision to Lot 4 Plan of Green Hills of record in Instrument 20060209-0015993, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richard D. Sweeney and wife, Janice B. Sweeney by Warranty deed from Arie Moore West Bean of record in Book 9661, page 218 Register's Office for Davidson County, Tennessee, dated May 1, 1995 and recorded on May 2, 1995.

Janice B. Sweeney died October 28, 2013 and Richard D. Sweeney died February 25, 2014. He left a will probated at Docket 14P561 and recorded at Instrument 20140804-0069557 leaving the property to his children Richard D. Sweeney, Jr. and Teresa S. Crothers.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property, known as: 1607 Observatory Court, Nashville, Tennessee 37215.

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/our hand(s) this 18th day of December, 2014.

Richard D. Sweeney, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard D. Sweeney, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at the office in Brentwood, Tennessee, on this the 18th day of December, 2014.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRAWFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE