BILL GARRETT, Davidson County
Trans:T20150002136 DEEDWARR
Recvd: 01/09/15 10:34 2 pgs
Fees:13.00 Taxes:1036.00
20150109-0002511

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 6th day of January, 2015.

Notary Public
My commission expires: 6-18-18

06-1211-74938

Address of New Owner:	Send Tax Bills to:	Tax Information
Nashville 5th, LLC 1615 5th Avenue North Nashville TN 37208	Nashville 5th, LLC 4434 Brush Hill Rd Nashville, TN 37216	082-05-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Zetha Annette Crawford and Mark Crawford, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nashville 5th, LLC, hereinafter called the Grantees, their successors 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. 150, on the Plan of North Nashville Real Estate Company's property, of record in Book 21, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 150 fronts 50 feet on the westerly side of 5th Avenue, North, formerly Sumner Street and runs back 181 1/2 feet on the northerly line and 181 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Zetha Annette Walker, unmarried by deed from Johnny Woodard and Elinor B. Woodard, dated January 15, 2004, recorded January 20, 2004, of record in Instrument No. 20040120-0007372, Register's Office for Davidson County.

Further being the same property conveyed to Zetha Annette Walker and Mark Crawford, wife and husband by Quitclaim Deed from Zetha Annette Walker, dated June 14, 2006, recorded June 15, 2006, of record in Instrument No. 20060615-0071246, Register's Office for Davidson County. See one and the same name affidavit of record in Instrument No. 20060912-0112667, said Register's Office.

Further being the same property conveyed to Zetha Annette Crawford and Mark Crawford, wife and husband, as Tenants by the Entirety, by Quitclaim Deed from Zetha Annette Walker and Mark Crawford, wife and husband, dated January 31, 2007, recorded March 1, 2007, of record in Instrument No. 20070301-0025354, Register's Office for Davidson County, Tennessee. See Final Consent Orders which correct the legal in Instrument No. 20110712-0053142; Instrument No. 20110926-0074375; and Instrument No. 20111205-0094298, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1615 5th Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5 day of January, 2015.

Zetha Annette Crawford

Mark Crawford

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zetha Annette Crawford and Mark Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 5 day of January, 2015.

Notary Public

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.