WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150008178 DEEDWARR
Recvd: 02/02/15 15:24 2 pgs
Fees: 13.00 Taxes: 2516.00
20150202-0009700

File No.: ALW-15-5209

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Demetra and Heather M. Demetra	New Owner	09115013600
(NAME)	(NAME)	
5209 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **BRENT E. CRAIG AND WIFE, CARMEN CRAIG**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTOPHER J. DEMETRA AND WIFE, HEATHER M. DEMETRA**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being the West 50 feet of the East 260 feet of the North part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Candace J. Kidd to Rigid Development, Inc, dated February 13, 2013, recorded February 19, 2013 in Instrument No. 20130219-0016037, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Warranty Deed from Rigid Development, Inc. to Brent E. Craig and Carmen Craig, husband and wife, dated December 6, 3013, recorded December 9, 2013 in Instrument No. 20131209-0124673, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5209 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 29th day of January, 2015.

Brent E. Craig

Carmen Craig

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent E. Craig, the within named bargainor, 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, this the 29th day of January, 2015.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Louisiana
Parrish OF Caddo

Personally appeared before me, the undersigned, a Notary Public in and for said Parrish and State, Carmen Craig, the within named bargainor, 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, this the 28th day of January, 2015.

Notary Public
My Commission Expires:

(SEAL)

REVEREDA JAMES, NOTARY PUBLIC
CADDO PARISH, LOUISIANA
MY COMMISION IS FOR LIFE
NOTARY ID 026803

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171