SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008345 DEEDWARRSP
Recvd: 02/03/15 09:42 2 pgs
Fees:13.00 Taxes:229.40

20150203-0009887

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL L. CRAFT	RANDALL L. CRAFT	081-11-0 457.00
7329 Coronado Ct. (NAME)	7329 Coronado Crt. (NAME)	
Nashville TN 37221 (ADDRESS) (CITY) (STATE) (ZIP)	Nashville, TN 37221 (ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND 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,

BMO HARRIS BANK, N.A.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDALL L. CRAFT

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 the southerly half of Lot No. 120 in McGavock, Wetmore & Others Second Addition to Nashville, called the "Addition to the Town of McGavock", a plan of which is of record in Book 21, page 41, Register's Office for said County.

Being the same property conveyed to BMO HARRIS BANK, N.A., by Substitute Trustee's Deed, from William Timothy Hill, Substitute Trustee of record as Instrument No. 20141104-0101854, dated October 27, 2014, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: This conveyance is subject to any and all restrictions, easements and building setback lines of record, municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, all covenants, conditions, restrictions, agreements, easements, encumbrances and other documents and matter of record.

unimproved ☐
This is improved ☒ property, known as 1714 12TH AVENUE NORTH, NASHVILLE, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 20 day of January, 2015.

BMO HARRIS BANK, N.A.

BY: _____

Kimberly A. Dunn

ACKNOWLEDGMENT

State of Wisconsin
County of Waukesha)

On January 20 before me, _____
(insert name and title of the officer) personally appeared Kimberly A. Dunn,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Wisconsin that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jocelyn Dawn DeCloux (Seal)

exp 6-23-17

JOCELYN DAWN DECLOUX
Notary Public
State of Wisconsin