Davidson County DEEDWARR
Recvd: 03/12/15 08:09 3 pgs
Fees:18.00 Taxes:1600.25
20150312-0021049

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $432,500.00.

Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 11th day of March, 2015.

Notary Public

My commission expires: 6-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Carrie Kathleen Crowell	New Owner	**083-05-0-273.00**
1303 Eastland Avenue		
Nashville, TN 37206		

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, WE,

Lisa E. Beck, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie Kathleen Crowell and Daniel Carlyle Knobler, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Westerly 35.0 feet of Lot No. 29 and the Easterly 40.0 feet of Lot 28 on the Plan of Edgewood E.T. Brown's Subdivision of The Bransford Place of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Parts of Lots 28 and 29 adjoin each other and front together 75.0 feet on the North side of Eastland Avenue and extend back Northerly between parallel lines, 160.0 feet, more or less, to an alley.

Being the same property conveyed to Lisa E. Beck, unmarried by Warranty deed from Michael Scott Parker and wife Lori D. Parker of record in Instrument No. 20000907-0088496 Register's Office for Davidson County, Tennessee, dated August 25, 2000 and recorded on September 07, 2000 and re-recorded on January 31, 2001 in Instrument No. 20010131-0009250.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1303 Eastland Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 HANDS EFFECTIVE AS OF March 11, 2015:

Lisa E. Beck

Lisa E. Beck

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lisa E. Beck, the within named Grantor(s), 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, at office, this the 11th day of March, 2015.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

20151086R

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

