WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020128 DEEDWARR
Recvd: 03/19/15 11:33 2 pgs
Fees:13.00 Taxes:799.20
20150319-0023754

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. KAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Osisek	SWBC Mortgage Corporation	096-01-0-078.00
(NAME)	(NAME)	
2608 Bluefield Avenue	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(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, **Kraig A. Crody and wife, Emily G. Crody,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph M. Osisek and wife, Christina G. Osisek,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lots 3 and 4 on the map of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, as of record in Book 843, page 16, said Register's Office, also being Lot No. 5 of R.D. Stanford's Subdivision of Lots 1 to 10 inclusive of Bluefields, Subdivision not of record and according to a survey by John B. Kohl, III, Tennessee No. 100, dated February 20, 1992, to wit: Said property fronts 75 feet on the northwesterly margin of Bluefields Avenue and extends back 300 feet on the northwesterly line and 317 feet on the southeasterly line to a line in the rear, measuring 83.7 feet thereon, being the southerly margin of Lebanon Road.

BEING the same property conveyed to Kraig A. Crody and wife, Emily G. Crody, by Warranty Deed from William E. Smithing and wife, Christy Ann Smith, dated July 28, 1999, of record in Book 11594, page 438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 843, page 16, Register's Office for Davidson County, Tennessee and all matters according to a survey by John B. Kohl, III, Tennessee No. 100, dated February 20, 1992.

unimproved ☐

This is improved ☑ property, known as 2608 Bluefield Avenue, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (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 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 this 16th day of March, 2015.

Kraig A. Crody

Emily G. Crody

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kraig A. Crody and Emily G. Crody, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of March, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20288

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017