WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/15 13:43 3 pgs
Fees:18.00 Taxes:336.70
20150507-0041928

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$91,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of May, 2015.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kirtley Whittington	New Owner	120-05-0-120.00
106B 38th Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Edmund Crandall and Thea Lizbeth Bratton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kirtley Whittington and Lanie Whittington, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 139 on the plan of Glenngarry Park, Section I, as of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 begins at a point in the southeasterly margin of Glengarry Drive, at the corner of Lots 138 and 139; thence with the line between said lots, southeasterly 150 feet to a point; thence southwesterly 149.1 feet to the northeast margin of Greymont Drive; thence with the margin of the same, northwesterly 125 feet to the beginning of a curve; thence around said curve, northerly 39.3 feet to the margin of Glengarry Drive; thence with the margin of the same, northeasterly 124.5 feet to the point of beginning.

Being the same property conveyed to Edmund B. Crandall and wife, Marjorie S. Crandall from ATLAS CONSTRUCTION COMPANY by Warranty Deed on October 19, 1959, of record in Book 2965, Page 537, Register's Office for Davidson County, Tennessee. Marjorie S. Crandall having since died leaving Edmund B. Crandall as the surviving tenant. Said Edmund B. Crandall having since died and by Last Will and Testament declares Robert Edmund Crandall and Thea Lizbeth Bratton the lawful heirs of the above described property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, Page 72, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2743, Page 231 and Book 2805, Page 226, Register's Office for Davidson County, Tennessee.

This is improved property known as: **418 Glengarry Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 30 day of April, 2015.

Robert Edmund Crandall

Thea Lizbeth Bratton

STATE OF Texas

COUNTY OF Tarrant

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thea Lizbeth Bratton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this ~~May 1, 2015~~ April 30, 2015. ALL

My commission expires June 3, 2018

Notary Public

AMY LYN LOTT
Notary Public, State of Texas
My Commission Expires
June 03, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Edmund Crandall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 1, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
ON COUNTY