WARRANTY DEED

File #15195

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-30-18

(AFFIX SEAL)

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150043560 DEEDWARR
Recvd: 06/03/15 13:42 2 pgs
Fees: 13.00 Taxes: 555.00
20150603-0051865

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winward Properties, Inc.	New Owner	-082-03-0-258.00
(NAME)	(NAME)	
3208 Windward Lane		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(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, **Donna M. Crawford and Rhonda Dixon, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Winward Properties, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 3 on the Plan of F. E. Mann's Plan of Lots of the Lucy H. Lindsley Tract of record in Plat Book 161, Page 40, in the Register's Office for Davidson County, Tennessee.

Said lot No. 3 fronts 50 feet on the east side of Meridan Street or Avenue, and runs back between parallel lines 145-1/3 feet to an alley.

Being the same property conveyed to Donna M. Crawford by Installment deed from W. Gene Brown and wife, Barbara Ann Brown of record in Book 5011, page 725, Register's Office for Davidson County, Tennessee, dated March 17, 1976 and recorded on April 2, 1976. Further, being the same property conveyed to Donna M. Crawford and Rhonda Dixon, as joint tenants with right of survivorship by Quitclaim deed from Donna M. Crawford, single of record in Instrument No. 20120925-0086996 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 25, 2012.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1005 Meridian Street, Nashville, TN 37207

(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 my hand this 22nd day of May, 2015.

Donna M. Crawford

By: Rhonda Dixon, her attorney in fact

Rhonda Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rhonda Dixon, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of May, 2015.

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared Rhonda Dixon,, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of pursuant to a Durable Power of Attorney dated 3/5/2012 and filed of record in Instrument No. 20150603-0051864 in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Donna Marie Crawfrod, as her attorney in fact.

Witness my hand and seal this 22nd day of May, 2015.

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206