

STATE OF TENNESSEE 19639
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

James J Gleaves
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2015.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Kristen Cravens	Send Tax Bills To: New Owner
(Name) 2803 Barnwood Drive	(Name)
(Street Address or Route Number) Nashville, TN 37214-3508	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150047136 DEEDWARR
Recvd: 06/15/15 10:45 2 pgs
Fees:13.00 Taxes:555.00
20150615-0056379

Map-Parcel Number(s): 096130088.00

FOR AND IN 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, I/WE, James J. Gleaves and wife, Judy Faye Gleaves HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristen Cravens and husband, Kyle T. Cravens 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:

Being Lot No. 165 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 90 feet on the southerly margin of Branwood Drive and runs back between lines 116.5 feet on the westerly side and 154 feet on the easterly side to a dead line in the rear and measures 85.4 feet on said dead line.

BEING the same property conveyed to James J. Gleaves and wife, Judy Faye Gleaves by deed from B. C. Stubbs and wife, Mary Lou Stubbs, dated May 10, 1965, filed of record in Book 3889, page 595, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2803 Branwood Drive, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 9th day of June, 2015.

Seller

James J Gleaves
James J. Gleaves

Judy Faye Gleaves
Judy Faye Gleaves

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named James J. Gleaves and wife, Judy Faye Gleaves, 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. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2015.

My commission expires 3/ 6/2018

Notary Public: Ollie Mai Parsley

