BILL GARRETT, Davidson County
Trans:T20150049423 DEEDWARR
Recvd: 06/22/15 09:20 2 pgs
Fees:13.00 Taxes:55.50
20150622-0059221

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2015.

Notary Public

My commission expires: 1/26/16

LELAND L. COLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Comm. Exp.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Craddock	Michael Craddock	**07209000500**
853 Cherokee	4414 Brush Hill Rd	
Nashville, TN 37207	Nashville TN 37216	

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 ACKNOWLEDGE, WE,

Tim S. Tomlin a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Craddock

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:

Land in Davidson County, Tennesssee, and being further described as follows:

The easterly 40-feet of Lot No. 37 and the wester;y 20 feet of Lot No. 39 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 37 and 39 front together 60 feet on the northerly side of Cherokee Avenue and run back 343 feet, more or less, on the westerly line and 346 feet 9 inches, more or less on the easterly line to the northerly line of said subdivision measuring 60 feet thereon.

Being the same property conveyed to Tim S. Tomlin, a single person by Quitclaim Deed from James C. Whited, Jr and wife, Elizabeth Marie Whited dated 11/03/87 and recorded on 12/14/87 in Book 7425, page 181, said Register's Office for said county/

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 853 Cherokee, Nashville, TN 37207.

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 in 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/our hand(s) this 19th day of June, 2015.

Tim S. Tomlin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tim S. Tomlin, 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 19th day of June, 2015.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016