WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053876 DEEDWARR
Recvd: 07/06/15 09:12 2 pgs
Fees:13.00 Taxes:326.60
20150706-0064633

G-KW-15-30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,270.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-18

THIS INSTRUMENT WAS PREPARED BY:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Crawford and James Crawford	**Same as New Owner**	
(NAME)	(NAME)	
213 Foxwood Lane		**119-06-0-298.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-2310		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES HAROLD POPE, TRUSTEE OF THE RICHARD BRAINARD POPE SR. REVOCABLE TRUST DATED MARCH 28, 2008,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE CRAWFORD AND JAMES CRAWFORD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 18 on the Plan of Rosewood Estates, Section Two of record in Plat Book 4955, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Richard Brainard Pope Sr. Revocable Trust by Quitclaim deed from Richard Brainard Pope, Sr. of record in Instrument No. 20080630-0067025 Register's Office for Davidson County, Tennessee, dated March 28, 2008 and recorded on June 30, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5176, Page 649 and Book 5264, Page 398, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **30 Jay Street , Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 30th DAY OF JUNE, 2015.

The Richard Brainard Pope Sr. Revocable Trust Dated March 28, 2008

BY: James Harold Pope, trustee
James Harold Pope
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HAROLD POPE, TRUSTEE of THE RICHARD BRAINARD POPE SR. REVOCABLE TRUST DATED MARCH 28, 2008, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of June, 2015.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212