BILL GARRETT, Davidson County
Trans: T20150063424 DEEDWARR
Recvd: 08/03/15 10:01 2 pgs
Fees: 13.00 Taxes: 743.70
20150803-0076232

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156273

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015. NOTARY PUBLIC My commission expires: 29 July 18 HUNTLY GORDON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel S. Mevis *et ux* 7136 Commonwealth Circle Nashville, TN 37221	Same address as new owner	126-15-0-B-252.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred One Thousand and 00/100 Dollars ($201,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CLINTON CRAUN AND REBECCA CRAUN, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JOEL S. MEVIS AND RACHEL J. MEVIS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Three, Lexington Point Subdivision of record in Instrument No. 20020116-0006331, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clinton Craun and Rebecca Craun, husband and wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 8/28/2002, recorded 9/5/2002, of record in Instrument No. 20020905-0107569, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7136 Commonwealth Circle, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20020116-0006331; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee;

and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of July, 2015.

CLINTON CRAUN

REBECCA CRAUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Clinton Craun and Rebecca Craun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of July, 2015.

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Huntly Gordon
Printed Notary Name

My commission expires: 29 July 18

RM