ADDRESS NEW OWNER:
John James
Catherine James
450 Capri Drive
Nashville, TN 37209

SEND TAX BILL TO:
Simmons First National Bank FKA First State Bank
480 Oil Well Road
Jackson, TN 38305

MAP & PARCEL NOS.:
09015012800

BILL GARRETT, Davidson County
Trans:T20150082294 DEEDWARR
Recvd: 09/28/15 11:52 2 pgs
Fees:13.00 Taxes:647.50
20150928-0098211

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joyce Tidwell Crawford, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **John James and Catherine James, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1146 on the Map of Charlotte Park, Section 16, of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 1146 fronts 69 feet on the southeasterly side of Capri Drive and runs back between lines 148.0 feet on the northeasterly side and 152.7 feet on the southwesterly side to a line in the rear, measuring 84.4 feet thereon.

Being the same property conveyed to Joyce Tidwell Crawford from Jeanan Mills Stuart, Conservator for Nora Maxine Roberts, by Warranty Deed recorded on May 24, 2010, in Instrument No. 20100624-0049532, Register's Office for Davidson County, Tennessee.

This is property with a common address of **450 Capri Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent tax years, said taxes being prorated and payment of same being assumed by the Grantees;(2) All matters appearing on the Plan of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3502, Page 586, and Book 3611, Page 549 (expired), said Register's Office.(4) Subject to TVA Easement running across portion of lot as set out on the above referenced plat.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of September, 2015.

Joyce Tidwell Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joyce Tidwell Crawford, unmarried,** with whom I am personally acquainted, or who 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 official seal at office this **25th** day of **September 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1509-195

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

Subscribed and sworn before me this 25th day of September, 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017