# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150084288 DEEDWARR
Recvd: 10/02/15 15:51 2 pgs
Fees: 13.00 Taxes: 2405.00
20151002-0100755

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy B. Shaw and Sage Investments, LLC | | 104-11-0-157.00 |
| (NAME) 1109 GLENWOOD AVE | (NAME) NEW OWNERS | |
| (ADDRESS) NASHVILLE, TN 37204 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, MARY EDGAR CRICHTON, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TIMOTHY B. SHAW AND SAGE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 37 and 38, as shown on the map entitled the Plan of Bransford Realty Company's Subdivision, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD S. CRICHTON AND WIFE, MARY E. CRICHTON, by deed from DAVID A. HILDEBRAND, SINGLE, of record in Book 8161, page 994, dated July 24, 1990, said Register's Office. RICHARD STOUT CRICHTON AND MARY EDGAR CRICHTON, NOW SINGLE PERSON, conveyed their interest by Quitclaim Deed to RICHARD STOUT CRICHTON AND MARY EDGAR CRICHTON, NOW SINGLE PERSON, AS TENANTS IN COMMON, EACH OWNING ONE-HALF (1/2) UNDIVIDED INTEREST, of record in Book 10152, page 806, dated August 6, 1996, said Register's Office. Richard Stout Crichton having since died intestate on or about February 19, 2009, leaving his wife, Margaret B. Crichton as his only heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20151002-0100754, said Register's Office. Margaret B. Crichton further conveyed her interest by Quitclaim Deed to Mary Edgar Crichton of record in Instrument No. 20100723-0057857, dated July 21, 2010, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Plan of Bransford Realty Company's Subdivision, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 2606 Barton Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 29th day of September, 2015.

Mary Edgar Crichton

Mary Edgar Crichton

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Edgar Crichton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of September, 2015

Tricia Ball

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.