WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1511058(

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAVID VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2016

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer M Crawford (NAME)	Fairmington Mtg a Division of Guaranty Bk (NAME)	072-10-0-206.00
2616 Neldia Court (ADDRESS)	200 2 Richard Jones Rd St. 300 A. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Deloris Goldthreate, Samuel Phillips, and Joseph Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer M Crawford, an unmarried woman,** hereinafter called the GRANTEE, her 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, Tennessee, being Lot No. 8 on the Plan of Neldia Heights Subdivision, of record in Plat Book 2663, Page 47, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 8 fronts 87.29 feet on the westerly side of Neldia Court and runs back 72.1 feet on the northerly line and 93.1 feet on the southerly line to a dead line and measures 82 feet thereon.

Being the same property conveyed to Yvonne Elizabeth Brown by deed of record in Book 4493, Page 715, Register's Office for Davidson County, Tennessee.

Yvonne Elizabeth Brown having since died. Said property vested in Deloris Goldthreate, Samuel Phillips and Joseph Brown as the Devisees of her Last Will and Testament. References Davidson County Probate 15P773.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2616 Neldia Court, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150104438 DEEDWARR
Recvd: 12/10/15 12:16 2 pgs
Fees:13.00 Taxes:629.00

20151210-0124368

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hands this 9th day of December, 2015.

Deloris Goldthreate
Deloris Goldthreate

Samuel Phillips
Samuel Phillips

Joseph Brown
Joseph Brown

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Deloris Goldthreate, Samuel Phillips and Joseph Brwon, the bargainor(s), 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 9th day of December, 2015.

Sondra Reece
Notary Public Sondra Reece
My Commission Expires: 3/1/2016

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20619