WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109796 DEEDWARR
Recvd: 12/30/15 08:33 2 pgs
Fees:13.00 Taxes:1091.50
20151230-0130838

P-RP-15-1428-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2015.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/27/19 (AFFIX SEAL)

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)
Lucy Jane Stutsman	Lucy Jane Stutsman	
(NAME) **1418 Holly Street**	(NAME) 1418 Holly Street	**083-09-0-446.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37206	
(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 **EDITH H. CRANE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LUCY JANE STUTSMAN, UNMARRIED,** 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. 30, Block D on the Map of Alvis Lindsley's Home Place of record in Plat Book 2, Page 92, in the Chancery Court 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 Edith H. Crane and Dollie Mildred Cook, both unmarried, as Joint Tenants with Rights of Survivorship by Warranty deed from Arlin L. McRae and R.E. Klueter, both married of record in Book 8588, page 432, Register's Office for Davidson County, Tennessee, dated March 21, 2992 and recorded on March 31, 1992. Edith H. Crane on behalf of Dollie Mildred Cook, power of attorney, not of record, conveyed her interest to Edith H. Crane by Quitclaim deed of record in Book 11444, Page 929, in said Register's Office. According to Affidavit of Heirship of record in Instrument No. 20110609-0044070, the said Dollie Mildred Cook died July 28, 1999, leaving Edith H. Crane as her only heir.

This conveyance is subject to:
- Taxes for the year 2016.
- Plat Book 2, Page 92, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1418 Holly Street , Nashville, Tennessee 37206**.

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 22 DAY OF DECEMBER, 2015.

Edith H. Crane

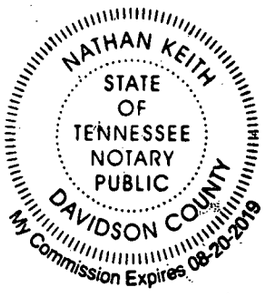
Edith H. Crane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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