WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023293 DEEDWARR
Recvd: 03/22/16 12:45 2 pgs
Fees:13.00 Taxes:1221.00
20160322-0027098

MICHELE L. GIVENS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/17/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick M. Crowhurst	Patrick M. Crowhurst	141-15-0D-033.00
(NAME)	(NAME)	
7625 Staffordshire Drive	7625 Staffordshire Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, WE, **Carol D. Calvert**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick M. Crowhurst and Stacey E. Crowhurst**, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 33 on the Plan of the Final P.U.D. Plan, Phase 1, "Sheffield" on the Harpeth, of record in Book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50.38 feet on the Southwesterly margin of Staffordshire Drive and Extends back 135 feet on the southeasterly line and 135 feet on the northerly line to a dead line in the rear measuring 154.03 feet thereon.

Being the same property conveyed to Roy Wayne Calvert and his wife, Carol D. Calvert by Deed from Randall Phillips Builders, Inc., dated May 22, 1987 and filed for record 05/28/1987 in Record Book 7250, Page 238, Register's Office for Davidson County, Tennessee. The said Roy Wayne Calvert having since died on September 10, 2015 leaving his wife, Carol D. Calvert as the surviving tenant by the entirety.

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 7625 Staffordshire Drive, Nashville, TN 37221
(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 17th day of March, 2016.

Carol D. Calvert
by Jeff Calvert, attorney in fact

Carol D. Calvert
By: Jeff Calvert, Attorney in Fact

Power of Attorney of Record in Instrument No. 20160226-0018420

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Calvert with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Carol D. Calvert_ and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 17th day of March, 2016.

Notary Public: Shannon Philbin
My Commission Expires: 5/6/2016

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6,