| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00.<br>Nancy Enoch<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2016<br>Priscilla C. Urban<br>Notary Public<br>MY COMMISSION EXPIRES: March 3, 2020<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans: T20160025585 DEEDWARR
Recvd: 03/30/16 11:11 2 pgs
Fees: 13.00 Taxes: 140.60
20160330-0029920

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alex H. Craw | New Owner | MAP |
| 632 Annex Avenue | 632 Annex Avenue | PARCEL 070-15-0-010.00 |
| Nashville, TN 37209 | Nashville, TN 37209 | |
| (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, **Johnnie O. Caples and Gloria Caples**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex H. Craw**

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:

Land in Davidson County, Tennessee, being the easterly 45 feet of the westerly 90 feet of Lot Nos. 35 and 36 on the Plan of the Subdivision of Lot No. 37 in Owen Buena Vista Lots of record in Plan Book 1, Page 84, in the Chancery Court for Davidson County, Tennessee and in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III, dated October 4, 1980.

Said part of Lot Nos. 35 ad 36 fronts 45 feet on the northerly side of Jennings Street and runs back 93.4 feet, more or less, on the easterly line and 93.6 feet, more or less, on the westerly line to the northerly line of said subdivision, measuring 45 feet thereon.

Being the same property conveyed to Johnnie O. Caples, unmarried by Warranty deed from Alfred Bailey and wife, Eunice F. Bailey of record in Book 5687, page 549, Register's Office for Davidson County, Tennessee, dated December 5, 1980 and recorded on December 8, 1980.

Gloria Caples joins in to convey her marital interest in the property

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1108 Jennings Street, Nashville, TN 37208.**

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 hand(s) this the 29th day of March, 2016.

Johnnie O. Caples

Johnnie O. Caples

Gloria Caples

Gloria Caples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Johnnie O. Caples** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gloria Caples** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HER executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.