BILL GARRETT, Davidson County
Trans: T20160029676 DEEDWARR
Recvd: 04/12/16 12:47 2 pgs
Fees: 13.00 Taxes: 1341.25
20160412-0035014

WARRANTY DEED

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $362,500.00

Natalie Davenport
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF APRIL, 2016.

Annemarie Cain
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-20-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1857B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Leith Loftin and Carrie Selena Crawford	Leith Loftin	103-10-0-110-00
814 Neartop Drive	823 Neartop Drive	
Nashville, TN 37205	Nashville TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RAPHAEL M. LOCHER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEITH LOFTIN AND CARRIE SELENA CRAWFORD, with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 17 on the Plan of Section 3, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 25, in the Register's Office 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 Raphel Mark Locher (AKA Raphael M. Locher) and wife, Velma Locher by warranty deed from Grace M. Taylor of record in Book 4707, page 334, Register's Office for Davidson County, Tennessee, dated 05/08/1973 and recorded on 05/15/1973. Velma Locher having since died, December 28,2013, vesting sole ownership of said property to Raphael Mark Locher as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 25, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2015, Page 56, in the Register's Office for Davidson County, Tennessee.

This is property known as 814 Neartop Drive, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 31st day of March, 2016.

Raphael M. Locher

By: Raphael Mark Locher, Jr., Attorney-In-Fact

by Raphael Mark Locher Jr. Att: in Fact.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Raphael Mark Locher, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Raphael M. Locher for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Raphael M. Locher.

Witness my hand and official seal, this 1st day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1857B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027