File Box
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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039072 DEEDWARR
Recvd: 05/11/16 08:30 2 pgs
Fees:13.00 Taxes:777.00
20160511-0046591

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

LYNN B. WADDELL
STATE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley E. Torrance	Regions Bank DBA Regions Mortgage	08308014100
(NAME)	(NAME)	
513 Rosebank Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(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, , **Jane J. Crocker, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley E. Torrance, an unmarried woman,** 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:

Being Lot No. 21 on the plan of Rosewood Heights, Section 1, of record in Book 2133, page 38 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane J. Gray by deed from Willie Clyde Taylor and wife, Judy Ann Taylor dated 4/8/82, of record in Book 5871, page 802, Register's Office for Davidson County, Tennessee. Jane J. Gray became Jane J. Crocker and Quitclaim the property to Jane J. Crocker of record in Instr. No 20130911-0095671, said Register's Office.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 2133, page 38, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 513 Rosebank Avenue, Nashville, TN 37206
(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 my/our hands this 10th day of May, 2016.

Jane J. Crocker

State of Tennessee
County of Williamson

Personally appeared before me Jane J. Crocker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-027

