THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026489**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Meredith Maley Affiant Subscribed and sworn to before me, this 31st day of May, 2016. Notary Public My Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans: T20160047667 DEEDWARR
Recvd: 06/06/16 15:30 2 pgs
Fees: 13.00 Taxes: 4070.00
20160606-0056992

WARRANTY DEED

Address New Owner: John D. Crow and Gail Connell Crow 3434 Hampton Avenue Nashville TN 37215	Send Tax Bills To: LANDMARK COMMUNITY BANK 1015 W. POPLAR AVENUE COLLIERVILLE, TN 38017	Tax Information: Tax Parcel ID No. 117-05-0-084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Warrie R. Birdwell and Elizabeth K. Birdwell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John D. Crow and Gail Connell Crow, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Plan showing subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey of W. B. Southgate, Surveyor, dated June 23, 1941, as follows:

Beginning in the northerly margin of Hampton Avenue at the southeast corner of Lot No. 3 on said Plan; thence with the northerly margin of Hampton Avenue, eastwardly 100 feet to a westerly line of the Hampton tract and a fence; thence with the westerly line of said tract, northerly 9 1/2 deg. West 288 feet, to a point; thence westwardly with a fence, South 85 deg. West 93 feet, to the northeast corner of Lot No. 3; thence with the easterly line of Lot No. 3 , 279 feet, to the beginning.

Being the same property conveyed to Warrie R. Birdwell and Elizabeth K. Birdwell, husband and wife, by deed from Alena J. Kuprevich nka Alena J. Thangaraj, married, of record in Instrument No. 20131226-0129884, dated December 20, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 117-05-0-084.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 3434 Hampton Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2016.

Warrie R. Birdwell Elizabeth K. Birdwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Warrie R. Birdwell and Elizabeth K. Birdwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018