This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
NEW OWNER:
John C. Mires
P O Box 98
Gladeville, TN 37071

Davidson County DEEDWARR
Recvd: 07/13/16 13:37 2 pgs
Fees:13.00 Taxes:1258.00
20160713-0071812

MAP 096
GROUP 5
PARCEL 31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Timothy Craig, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John C. Mires, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being the Northerly part of Lot No. 81 on the Plan of Bluefields, of record in Book 843, page 16, Register's Office for said County, and described as follows: Beginning at a point in the southerly margin of Bluefield Avenue at the common corner of Lots No. 80 and 81; thence westerly, along the southerly margin of Bluefield Avenue, 213.1 feet the beginning of a curve; thence on around said curve, having a radius of 40 feet , a distance of 35 feet to the easterly margin of Cumberland Circle; thence along the easterly margin of said Circle, around a slight curve, southerly 209.8 feet to the northwest corner of a part of Lot No. 81 conveyed to William B. Shoulders and wife by deed of record in Book 1344, page 71, said Register's Office; thence along Shoulders Line, easterly 167 feet to a point in the dividing line between Lots Nos. 80 and 81; thence Northerly, along said dividing line, 205.4 feet to the point of beginning.

Being the same property conveyed to Timothy Craig, unmarried by deed dated September 1, 2005, of record in Instrument No. 20050906-0106664 , Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to all of record in Plat Book 843, page 16, said Register's Office.
3. Subject to all of those facts, conditions and limitations, covenants, subdivision restrictions, easements and other matters shown on the Plat of record in Plat Book 843, page 16, Register's Office for Davidson County, Tennessee.
4. Subject to restrictive covenants contained in an instrument of record in Book 737, page 258, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Subject to Restrictive Covenant for Detached Structure contained in an instrument of record in Trust Deed Book Instrument No. 20100315-0019404, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is improved property known as 2725 Bluefield Avenue, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 12th day of July, 2016.

Timothy Craig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy Craig, unmarried,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of July, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

John C. Mines
AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2016.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 13 day of July, 2016, personally appeared before me, a notary public for this county and state, Toni Rutgerson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019