THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057900** BILL GARRETT, Davidson County Trans:T20160061816 DEEDWARR Recvd: 07/19/16 09:11 2 pgs Fees:13.00 Taxes:1944.35 20160719-0073964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,500.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Alex Sherling and Elizabeth Sherling 1511 ASHWOOD AVE Nashville TN 37212-5103	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10416034700

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, **Keaton M. Crawford and Timothy D. Crawford, as Joint Tenants with Right of Survivorship**Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Sherling and Elizabeth Sherling husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Westerly one-half of Lot No. 34 on Belmont Land Company's Plan called Belmont Heights as of record in Book 421, Page 34, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50.0 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 169.0 feet to an alley.

Being the same property conveyed by Warranty Deed from Jeffery S. Norman and wife, Roshare Norman to Keaton M. Crawford and Timothy D. Crawford, joint tenants with rights of survivorship, as recorded on the 24th day of June, 2015 in Instrument No. 20150624-0060328; Quitclaim Deed from Jeffery S. Norman to Jeffery S. Norman and wife, Roshare Norman, as recorded on the 19th day of July, 2012 in Instrument No. 20120719-0063483 and Warranty Deed from Steve Myers, married to Jeffrey S. Norman, unmarried, as recorded on the 16th day of September, 2002 in Instrument No. 20020916-0111982, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1511 ASHWOOD AVE Nashville TN 37212-5103

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 13th day of July, 2016.

Keaton M. Crawford
By: Kate Rosenthal, Attorney in Fact

Timothy D. Crawford
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Keaton M. Crawford and Timothy D. Crawford, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of July 2016.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-11-2017