BILL GARRETT, Davidson County
Trans: T20160098671 DEEDWARR
Recvd: 11/08/16 08:29 2 pgs
Fees: 13.00 Taxes: 1202.50
20161108-0117985

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

Notary Public
My commission expires: 12/10/16

GINA E. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES DEC. 10, 2016

03-1609-38625

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Mark Nixon | Farmington Financial | 104-13-0-A-033.00-CO |
| 401 Bowling Ave #62 | 2002 Richard Jones Road Ste 300A | |
| Nashville TN 37205 | Nashville, TN 37215 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Holly W. Craft, An Unmarried Woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Nixon,** *unmarried hereinafter called the Grantees, their successors 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 Building Site No. 33, on the Plan of Richmeade Place, Section One, of record in Book 4860, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul C. Craft by deed from Patricia L. Tichenor Spurlock and wife, Jesse L. Spurlock, dated January 31, 1985, recorded February 5, 1985, of record in Book 6486, Page 781, Register's Office for Davidson County, Tennessee. Paul C. Craft died on October 18, 2014, leaving a Last Will & Testament filed for Probate in Docket No. 14P1805, Davidson County Probate Court. Pursuant to the terms of said Will. Subject property was devised to Paul Charles Craft, Jr.. The said Paul Charles Craft, Jr. died on October 23, 2014. The Estate of Paul Charles Craft is being probated in Nashville in the Seventh Circuit Court for Davidson County, Probate Division, Case No. 14P-1805 and is still open.

Further being the same property conveyed to Holly W. Craft, Executor of the Estate of Paul Craft, Jr. by Quitclaim Deed from First Tennessee Bank National Association, Executor of the Estate of Paul Charles Craft, dated May 23, 2016, recorded May 25, 2016, of record in Instrument No. 20160525-0052750, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Holly W. Craft, individually by Personal Representative's Quitclaim Deed from The Estate of Paul Charles Craft, Jr., dated September 23, 2016, recorded October 3, 2016, of record in Instrument No. 20161003-0104007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 401 Bowling Ave #62, Nashville, TN 37205.

*The subject property is neither the principal residence of Grantor nor her spouse or any dependent.*

Holly W. Craft and Holly Walters Craft are one in the same.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 4th day of November, 2016.

Holly W. Craft

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Holly W. Craft,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Memphis, TN, this 4th day of November, 2016.

Gina E Chase
Notary Public

My Commission expires: 12/10/16

GINA E. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

**MY COMMISSION EXPIRES**
**DEC. 10, 2016**