WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/16 12:07 3 pgs
Fees:18.00 Taxes:925.00
20161130-0125626

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 29th day of November, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel Blake Sifuentes	SAME	072-15-0-304.00
5220 Cardiff Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Eugene Crabtree, Denise Dawn Crabtree Vimuktanon and William Edwin Crabtree, heirs at law of Shirley D. Crabtree,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Daniel Blake Sifuentes 50% percent interest, Craig Morgan Dowling, 25% percent interest and Steven Marc Brakman 25% percent interest,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northeast part of Lot No. 2 on the plan showing the Subdivision of the Bradford and McClure Lands, or part of Lot Nos. 61 and 62 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for said County described according to a survey made by Hickerson-Miller Engineers - Surveyors, April 25, 1957, as follows:

Beginning at an iron pin in the center of Riverside Drive at the northeast corner of property conveyed to Donald C. Burke and wife, by deed from L. W. Rickman and wife, of record in Book 2139, Page 253, said Register's Office; thence with the center of said Drive North 46 degrees 12 minutes East 180.9 feet; thence North 86 degrees 30 minutes West 430.7 feet to a point; thence South 11 degrees 07 minutes West 100.4 feet to a point; thence South 77 degrees 30 minutes East 312 feet, more or less, to the beginning.

Being the same property conveyed to James Crabtree from Patricia C. Smith by Warranty Deed on March 19, 1970, of record in Book 4404, Page 891, Register's Office for Davidson County, Tennessee. Further Divested from James E. Crabtree and Vested to Shirley D. Crabtree by Final Decree on March 10, 1975, of record in Book 6311, Page 912, Register's Office for Davidson County, Tennessee. Shirley D. Crabtree having deceased on October 6, 2012, leaving property to her heirs at law being David Eugene Crabtree, Denise Dawn Crabtree Vimuktanon and Wiliam Edwin Crabtree by "Affidavit of Heirship" of record in Instrument # 20161130-0125622 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,156.10 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-15-0-304.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1428 Riverside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 28, 2016.

David Eugene Crabtree

by: Matthew Glenn England ATTY: in fact

David Eugene Crabtree
By: Matthew Glenn England
Attorney in Fact

Denise Dawn Crabtree Vimuktanon

by: Matthew Glenn England ATTY: in fact

Denise Dawn Crabtree Vimuktanon
By: Matthew Glenn England
Attorney in Fact

William Edwin Crabtree

by: Matthew Glenn England ATTY: in fact

Wiliam Edwin Crabtree
By: Matthew Glenn England
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Glenn England,** to me (Or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **David Eugene Crabtree,** and acknowledged that he executed the same as the freee act and deed of the said **David Eugene Crabtree,** for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Glenn England,** to me (Or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Denise Dawen Crabtree Vimuktanon,** and acknowledged that he executed the same as the freee act and deed of the said **Denise Dawn Crabtree Vimuktanon,** for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Glenn England,** to me (Or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **William Edwin Crabtree,** and acknowledged that he executed the same as the freee act and deed of the said **William Edwin Crabtree,** for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.