Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170001874 DEEDWARR
Recvd: 01/09/17 10:18 2 pgs
Fees:13.00 Taxes:1013.80
20170109-0002143

ADDRESS NEW OWNER:
Stephanie Crawford & Shay Crawford
517 Elysian Fields Road
Nashville, TN 37211

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 133-13-0-091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jim Reed,** has this day bargained and sold, and does hereby transfer and convey unto **Stephanie Crawford and Shay Crawford, wife, and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Abby Hall, Section I, of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 82.0 feet on the Southerly side of Trousdale Drive, formerly Elysian Fields Road, extends back 182.7 feet on the East line and 182.2 feet on the West line, to a dead line in the rear, measuring 82.0 feet there on. Being the same property conveyed to James E. Bryant by Warranty deed from Jackie Bilyeu and James W. Bilyeu of record in Book 4672, page 428, Register's Office for Davidson County, Tennessee, dated January 11, 1973 and recorded on January 16, 1973.

James E. Bryant died intestate on March 10, 2016, leaving Jim Reed as the sole heir at law, as evidenced by the Affidavits of Heirship of record in Instrument No. 20170109-0002141 **and Instrument No.** 20170109-0002142 **Register's Office for Davidson County.**

Jim Reed being one and the same as Jimmy K. Reed.

This is improved/unimproved property known as: **517 Elysian Fields Road, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2331, page 18, and restrictions in Book 2345, page 514, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the ~~9~~ 3rd day of January, 2017.

Jim Reed

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jim Reed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ~~9th~~ 3rd day of January, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$274,000.00~~.

AFFIANT

Subscribed and sworn to before me this the ~~9th~~ 3rd day of January, 2017.

NOTARY PUBLIC

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

My Commission Expires: _____