BILL GARRETT, Davidson County
Trans:T20170017959 DEEDWARR
Recvd: 03/02/17 08:58 2 pgs
Fees:13.00 Taxes:555.00
20170302-0020527

WARRANTY DEED

JOEL CLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2017.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher B. Crook	**OWNER**	**Map 119-09-0 Parcel 285.00**
1096 Batey Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald G. Calverley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher B. Crook, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly 50 feet of Lot No. 21 on the Plan of Tanksley Subdivision as of record in Book 547, Page 56, Register's Office for said County.

Said part of Lot 21 fronts 50 feet on the Southerly side of Collier Avenue and runs back between parallel lines 153 feet to an alley.

And part of Alley No. 1896 that was closed by Metro Ordinance No. 087-20 of record in the Metropolitan County Clerk's Office.

Being the same property conveyed to Donald G. Calverley, by Deed dated June 19, 2007 from Action Nissan, Inc., of record in Instrument No. 20070706-0080430, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 56, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) A 5-foot strip shall be used for the widening of Collier Avenue as stated in the Deed of record in Book 1304, Page 129, said Register's Office. (3) Easements retained in Metro Ordinance No. 087-20 of record in the Metropolitan County Clerk's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **311 Collier Avenue, Nashville, TN 37211**

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **28th** day of **February, 2017.**

Donald G. Calverley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald G. Calverley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2017.**

Notary Public

My Commission Expires:_____

