Bill Garrett Davidson County
Batch# 16458 DEEDWARR
10/23/2017 10:35:37 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20171023-0108198

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $345,000.00.

Alex H. Craw
Affiant

Subscribed and sworn before me this the 19th day of October, 2017.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alex Craw	Guaranteed Rate, Inc.	126-16-0A 556.00
811 Cammack Court	3940 N Ravenswood Ave	
Nashville, TN 37205	Chicago, IL 60613	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID OMAR BURGESS AND HEATHER ROXANE BURGESS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEX H. CRAW, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Final Plat, Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, and Surveyor's Certificate of Correction recorded in Instrument No. 20070330-0038464, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Omar Burgess and Heather Roxane Burgess, husband and wife, by deed from Lisa Peebles, dated 04/21/2016, of record in Instrument No. 20160425-0039661, said Register's Office.

Also being the same property conveyed to Bruce Peebles and wife, Lisa Peebles, by deed from The Craig Company, dated 04/12/2006, of record in Instrument No. 20060425-0047403, said Register's Office. The said Bruce Peebles having died 03/16/2016, leaving the property to Lisa Peebles as sole tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7712 Riverview Bend Drive, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 19th day of October, 2017.

David Omar Burgess

Heather Roxane Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Omar Burgess and Heather Roxane Burgess, 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 and official seal this 19th day of October, 2017.

My commission expires: 9/10/18

Notary Public