THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $999,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 71461 **DEEDWARR**
03/21/2018 08:52:41 AM 2 pgs
Fees: $13.00 Taxes: $3,696.30

20180321-0026389

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles A. Gifford and Brenda Gifford 2119 Fountainbrooke Terrace Brentwood, TN 37027	New Owner	Tax Parcel ID No. 118-12-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry Lee Cramer Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Gifford and Brenda Gifford, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 238, 239 and 240, on the Plan of Revised And Corrected Plan of Thompson And Ring's Subdivision Of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Corrective Warranty Deed from Hammond & Brandt Builders, a Tennessee limited Liability Company to Barry Lee Cramer, Jr., as recorded on the 30th day of September, 2014 in Instrument No. 20140930-0089983 and Warranty Deed from Hammond & Brandt Builders, a Tennessee limited Liability Company to Barry Lee Cramer, Jr., as recorded on the 15th day of August, 2014 in Instrument No. 20140815-0073960, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED AND CORRECTED PLAN OF THOMPSON AND RING'S SUBDIVISION OF EDENWOLD PARK, as recorded in Plat Book 332, Page(s) 29

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 445, Page 315, Book 1511, Page 613 and Book 1788, Page 476.

This is improved property located at 2609 and 2611 Eugenia Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2018.

Barry Lee Cramer Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry Lee Cramer Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.

Notary Public

My Commission Expires: _____

