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

**CRT File No. 180616837**

Bill Garrett Davidson County
Batch# 116421 **DEEDWARR**
07/13/2018 02:59:19 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20180713-0068378

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $434,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2018.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public
My Commission Expires: 7/6/20

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy Gollihar and Ashley Gollihar<br>5312A Indiana Avenue<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>09111032700 |

**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, **Adam L. Crain and Natalie C. Crain, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Gollihar and Ashley Gollihar, 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 Lot No. 1221 of Block No. 176, West extension of Plan No. 1 of West Nashville, of record in Book 57, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam L. Crain and Natalie C. Crain, husband and wife by Warranty Deed from West Nashville Living, LLC, a Tennessee limited liability company, recorded on the 14th day of October, 2014 in Instrument No. 20141014-0094794, 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 WEST EXTENSION OF PLAN NO. 1 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 173/

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5312A Indiana Avenue Nashville TN 37209

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: R-AVE-18-53124**

**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 10th day of July, 2018.

Adam L. Crain

Natalie C. Crain

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam L. Crain and Natalie C. Crain, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018