Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Sylvia Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF OCTOBER, 2001.**

Angela M. Parker
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO

My Commission Expires 2-19-2002

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Crawford	**Guaranty Trust Company**	**150-07-0408.00**
(NAME)	(NAME)	
3424 Country Way Road	**640 Broadmor, #100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William C. Elcan II**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia Crawford and husband Richard L. Crawford Sr.**, 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:

Being Lot No. 524 on the Plan of P.U.D., Plan of Section Four-B, Towne Village of the Country, as of record in Plat Book 6250, Page 496, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William C. Elcan II by deed of record in Instrument # 20010315-0024843, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William C. Elcan, II by Paul Russell as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20011017-0113035, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3424 Country Way Road, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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.

Davidson County DEEDWARR
Recvd: 10/17/01 10:43 2pgs
Fees:13.00 Taxes:425.50
20011017-0113036

Witness **my/our hand(s)** this **15th day of October, 2001**.

William C. Elcan II by Paul Russell his attorney-in-fact

William C. Elcan II

State of Tennessee County of Davidson

On this 15th day of October, 2001 before me personally appeared Paul Russell, the person who executed the foregoing instrument on behalf of William C. Elcan, II, and acknowledged that he executed the same as the free act and deed of the said William C. Elcan, II, through Power of Attorney granted Paul Russell, by the said William C. Elcan, II.

Notary Public

Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO TENN

My Commission Expires 2-19-2002