# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/02 09:00 2pgs
Fees:13.00 Taxes:1398.60
20020612-0071320

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$378,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-4-02

(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Crawford | Christopher Crawford | 104-11-0-054.00 |
| (NAME) | (NAME) | |
| 2805 Acklen Ave. | 2805 Acklen Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, I/WE,

**Tadd S. Mitchell, and wife Lauren J. Mitchell**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Crawford, and wife Robin J. Crawford,**

HEREINAFTER CALLED THE GRANTEE(S), 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. 3 on the Plan of Fairfax Place, Block 4, as of record in Plat Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the south side of Acklen Avenue and runs back between lines 158.17 feet on the east line and 158.64 feet on the west line to a dead line on which it measures 60 feet.

Being the same property conveyed to Tadd S. Mitchell by deed from Mary Martin, Individually and as Trustee, Gail Lane, Trustee, and Nancy Flexner, Trustee, all under the Will of Thomas Waring Martin, dated June 5, 2000 and filed as Instrument No. 20000607-0056736, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable, and any and all matters as shown on the plan of record in Plat Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2805 Acklen Avenue, Nashville, TN 37212

(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.

Witness our hands this 15 day of May, 2002.

Tadd S. Mitchell

Lauren J. Mitchell

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tadd S. Mitchell, and wife Lauren J. Mitchell with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 15 day of May, 2002.

Commission expires: 6-4-02

Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE