WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,091.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

NOTARY PUBLIC AT WILSON TRACY TRUMPHOUR

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/09/02 10:29 2pgs
Fees:13.00 Taxes:592.34
20020909-0108720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Crawford	1ST Tenn Home Loans	Map 052
(NAME) 3124 Barksdale Harbor	(NAME) 181 East Main Street	Group 00-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hendersonville Tennessee 37075	Parcel 49
(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,
Cain Properties, Inc, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Robert J. Crawford and Wife, Jennifer Michelle Crawford, 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 307 on the Plan of River Trace Estates, Phase 2, Section 6, as shown of record in Instrument Number 200106050058138, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Cain Properties, Inc. by deed from Pennington Mills, inc of record in Instrument Number 20020619-0074026, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363 and Book 10500, page 444, Register's Office for said County.

Storm Water Det Agreement Easement as shown of record in Deed Book 10357, Page 925, Register's Office for said County.

QCD to H.O.A/ as shown of record in Deed Book 10937, page 791, Register's Office for said county.

Easement as shown of record in Deed Book 10097, Page 93, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6851, Page 370, Book 10292, page 51, Book 10792, page 822 and Instrument Number 200008100079498, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 3124 Barksdale Harbor, Nashville, TN 37214

(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 4th day of September, 2002.

Cain Properties

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P Cain, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Cain Properties the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P Cain, III as such President

Witness my hand and official seal this 9/4/2002

My Commission Expires: 1-23-06

Notary Public

File Number2209049

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122