22-1-185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 121,900.00

Allison Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th, day of January, 2003.

Holly Newman
Notary Public

MY COMMISSION EXPIRES: 11-26-05 (AFFIX SEAL)

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/11/03 10:29 2pgs
Fees:13.00 Taxes:451.03
20030211-0018632

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne R. Roby	Franklin American Mortgage Company	Map 62-02
(NAME) 2723 River Bend Drive	(NAME) 501 Corporate Centre Drive, Ste. 400	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, Tennessee 37067	Parcel 13.00
(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,

David Scott Crow and wife Wendy J. Crow

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yvonne R. Roby ,

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. 74-B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Plat Book 6250, Page 997, 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 John Arnold Crow and David Scott Crow, as tenants in common with right of Survivorship by deed from Donald M. Dashiell and wife Patricia Dashiell of record in Deed Book 8789, page 254, Register's Office for said County.

The said John Arnold Crow having since deceased, David Scott Crow sole surviving owner.
David Scott Crow is joined in this conveyance by his wife Wendy J. Crow.

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

unimproved ☐

This is improved ☒ property, known as 2723 River Bend Drive, 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 my/our hand(s) this.

David Scott Crow

Wendy J. Crow

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Scott Crow, ~~an Unmarried Person~~ the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2002

My Commission Expires: 5-28-2003

Notary Public

State of Tennessee
County of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wendy J. Crow, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2003.

My commission expires: May 28, 2003

Notary Public

File Number2301199
ac
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN