Record 1st
File Box 64

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Davidson County DEEDWARR
Recvd: 12/30/03 10:12 2pgs
Fees:13.00 Taxes:397.75
20031230-0183655

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

WILSON
NOTARY
PUBLIC
At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Garrett	Irwin Mortgage Corporation	163-5A-19
(NAME)	(NAME)	
5170 Hickory Hollow Parkway #273	400 Interstate N Parkway, Suite 580	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30339-5030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

AWK

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, John Christopher Crabtree and wife, April ~~Corrine~~ Corinne Wright-Crabtree, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Garrett, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hickory Hollow Townhomes (Mill Park) Phase 1, of record in Plat Book 9700, Page 686, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Christopher Crabtree, unmarried, by Warranty Deed dated August 24, 2000 from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record in Instrument No. 20000829-0085422, 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 5170 Hickory Hollow PK. Condominium 273, 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.

Witness my/our hand(s) this 19th day of December, 2003.

John Christopher Crabtree

April ~~Corrine~~ Corinne Wright-Crabtree

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Christopher Crabtree and April ~~Corrine~~ Corinne Wright-Crabtree, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2003.

Commission expires: November ~~27, 2004~~

DEBORAH K. DEVINE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public