BOOK 15

WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29TH~~ 3nd DAY OF ~~MARCH~~ April, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/07/04 15:37 2pgs
Fees:13.00 Taxes:1165.50

20040407-0039874

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Herholdt	Jan Herholdt	114-07-0-020.00
(NAME)	(NAME)	
7532 Oakhaven Trace	7532 Oakhaven Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Eric Crafton, and wife ~~Miko~~ Miiko Crafton, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jan Herholdt and wife Brenda Steele Herholdt, 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. 20 on the Final Plat of Oakhaven Subdivision, of Lots 20 and 21 and new Lot 23, of Section 4, as of record in Instrument No. 20010302-0019996, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Eric Crafton and wife, Miiko Crafton by deed from Gregory S. Perrone, Trustee of record in Instrument No. 20010509-0048212, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Instrument No. 20010302-0019996, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 10353, page 676 and Instrument No. 20020130-0013213, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7532 Oakhaven Trace, Nashville, TN 37209

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 2nd day of April, 2004.

Eric Crafton

~~Miko~~ Miiko Crafton

STATE OF TN

. COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors Eric Crafton, and wife Miko Crafton, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 2nd day of April, 2004.

Commission expires: 1-16-08

Susan Mott Notary Public

