WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 11:19 2pgs
Fees:13.00 Taxes:389.54
20040805-0094241

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Allen	Corey Allen	50-06-99
(NAME)	(NAME)	
6164 Brentwood Chase Drive	3837 Northbrook Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041499

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Deborah Anderson** NKA Deborah Crawford and husband Royce Crawford* hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Corey Allen** MARRIED hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

* AKA Royce A. Crawford

Being Lot No. 10 on the Plan of Northbrook Subdivision, Phase Two, Final Plat of record in Plat Book 9700, page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property commonly known as: 3837 Northbrook Drive, Nashville, Davidson County, Tennessee 37207.

Being the same property conveyed to Deborah Anderson by deed dated 02/16/00 from Buddy Dunn Contractors, L.P. and recorded in Instrument Number 200002170016234, said Register's Office for Davidson County, Tennessee.

The said Deborah Anderson having since married and is now known as Deborah Crawford.

The said Royce Crawford joins in this conveyance for the purpose of conveying any interest that he may have in the above referenced property marital or otherwise.

unimproved ☐

This is improved ☒ property, known as 3837 Northbrook Drive, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used 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 my hand this 29th day of July, 2004.

Deborah Anderson
NKA Deborah Crawford

Royce A. Crawford
Royce Crawford
AKA Royce A. Crawford

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Deborah Anderson NKA Deborah Crawford and Royce Crawford the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Deborah Anderson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield~~ Madison, Tennessee this 29th day of July, 2004. RAC

Commission expires: 2-23-08

*AKA Royce A. Crawford

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public