WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004.

Notary Public

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

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/05/04 14:20 2pgs
Fees:13.00 Taxes:765.90

20040805-0094389

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce Crawford	The Mortgage Group	
(NAME)	(NAME)	
212 Queens Lane Court	104 Cude Lane #112	69-1-9.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041506

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, Corey Allen and Kyle Allen**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Royce Crawford and wife, Deborah 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. :

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Enchanted Hill, Section 12, a re-subdivision of Lots 207 thru 211 of record in Plat Book 6900, page 939, Register's Office for said County, to which reference is made for a more complete description.

Property commonly known as: 212 Queens Lane Court, Nashville, Davidson County, Tennessee 37218

Being the same property conveyed to Corey Allen and Kyle Allen by deed dated 08/30/03 from Ava D. Christian and Kyle Allen and recorded in Instrument Number 200309220139881 and also Book 10304, page 532 and Book 8981, Page 796, said Register's Office for Davidson County, Tennessee.

THIS WAS NOT THE PRINCIPAL RESIDENCE OF COREY ALLEN OR KYLE ALLEN.

unimproved ☐

This is improved ☒ property, known as 212 Queens Lane Court, Nashville, TN 37218

(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 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 30th day of July, 2004.

Corey Allen

Kyle Allen

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 Corey Allen and Kyle Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Corey Allen and Kyle Allen executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee this 30th day of July, 2004.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public