WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/05 14:25 2 pgs
Fees:13.00 Taxes:296.74

20050207-0014173

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,200.00

Shannon Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMMISSION EXPIRES 5/23/2008

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Crawford	American Home Mortgage	162-01-0-C-100.00 C0
(NAME) 477 Hickory Glade Drive	(NAME) 520 Broadhollow	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Melville, New York 11747	
(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, Eugene R. Crawford, and Wife, Della E. Crawford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Crawford, an unmarried woman, 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:

A certain Planned Unit Development in Davidson County, Tennessee, Being Unit No. 100 on the Plan of Phase 2, Hickory Glade, of record in Plat Book 6250, Page 889, as amended in Book 6900, Page 41, 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 Eugene R. Crawford and Della E. Crawford by deed from Brenda Eckhart, married of record in Instrument No. 20001031-0107885, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 477 Hickory Glade Drive, 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 3rd day of February, 2005.

Eugene R. Crawford 2-3-05
Eugene R. Crawford

Della E. Crawford 2-3-05
Della E. Crawford

STATE OF TENNESSEE

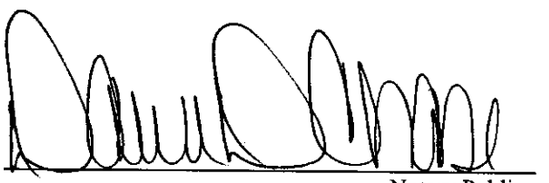
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eugene R. Crawford, and Wife, Della E. Crawford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/3/2005

Witness my hand at office this 3rd day of February, 2005.

Commission expires:



Notary Public



File Number: 250102106

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027