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Davidson County DEEDWARR
Recvd: 05/08/06 13:53 2 pgs
Fees:13.00 Taxes:876.90

20060508-0053445

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Eric W. Stawicki	SunTrust Mortgage	083-14-0
1616 Lillian Street	P O Box 57028	GROUP
Nashville, Tennessee 37206	Irvine, CA 92619-7028	PARCEL 234.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Two Hundred Thirty Seven Thousand Follars and Zero Cents ($237,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Charles Crawford, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric W. Stawicki, a single person, 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.

BEING Lot No. 321 on the Plan of the Edgefield Land Company's Second or Spring Subdivision as of record in Book 57, page 152, Registers' Office for Davidson County, Tennessee.

SAID Lot No. 321 fronts 50.0 feet on the southerly side of Lillian Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Charles Crawford, unmarried, by deed dated February 28, 2000, from George Hampton Lynn, unmarried, of record as Instrument No. 20000303-0021560 in the Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record and to the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1616 Lillian Street, Nashville, Tennessee 37206

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, 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 hand this 3rd day of May, 2006.

Charles Crawford

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Charles Crawford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

