WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian P. Crawford	Fairway Independent Mortgage	16203037500
(NAME)	(NAME)	
4944 Algonquin Trail	771 Lois Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sun Prairie, WI 53590	
(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, Nicholaus Bryan Gowan and Carrie Anne Mayfield-Gowan, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian P. Crawford and wife, Denise 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. 95 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, Page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 is a corner lot fronting on Algonquin Trail and Algonquin Court described as beginning at a point which is the common front corner of Lots 95 and 96 in the easterly margin of Algonquin Trail; thence, with the line between said Lots easterly 135.6 feet to the common corners of Lots 94 and 95 southerly 156.7 feet to a point in the northerly margin of Algonquin Court; thence with the northerly margin of said Court westerly 83.0 feet to the beginning of a curve to the right; thence, around said curve to the right 36.27 feet to a point in the easterly margin of Algonquin Trail, thence with the easterly margin of said Trail 89.7 feet to the point of beginning.

Being the same property conveyed to Nicholaus Bryan Gowan and Carrie Anne Mayfield-Gowan, husband and wife, by Warranty Deed dated January 20, 2006 of record in Instrument No. 20060125-0009550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4944 Algonquin Trail, 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.

Davidson County DEEDWARR
Recvd: 07/02/08 09:54 2 pgs
Fees:13.00 Taxes:485.81
20080702-0068230

Witness our hands this 27th day of June, 2008.

Nicholaus Bryan Gowan

Carrie Anne Mayfield-Gowan

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 Nicholaus Bryan Gowan and Carrie Anne Mayfield-Gowan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of June, 2008.

Commission expires: November 14, 2009

Notary Public

Tammie N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 08-0098