WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110029549 DEEDWARR
Recvd: 05/18/11 11:25 2 pgs
Fees: 13.00 Taxes: 353.35

20110518-0038042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prudential Relocation (NAME)	NEW OWNER (NAME)	173050A13100CO
16800 Executive Plaza Dr (ADDRESS)	(ADDRESS)	
Dearborn, MI 48126 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Derek W. Crawford, married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Prudential Relocation, Inc., A Colorado corporation**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot 131 on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and Amended of record in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, all in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Derek W. Crawford, Unmarried, by Deed from Ole South Properties, Inc., dated 01/20/2006 and filed for record on 01/24/2006 in Instrument No. 20060124-0009028, Register's Office for Davidson County, Tennessee.

* Erica Crawford, wife of Derek W. Crawford, joins in this instrument to convey all interest in said property.

This Conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.

All matters set out in deed, including but not limited to an easement of record in Instrument No. 20050811-0095171, Register's Office for Davidson County, Tennessee.

This conveyance is further 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 1708 Red Jacket Drive, Antioch, TN 37013-4482
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-1538
SMG TN Warranty Deed

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(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 18 day of April, 2011.

Derek W. Crawford

Erica Crawford

State of Florida
County of Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek W. Crawford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18 day of April, 2011.

Notary Public
My Commission Expires:

ALYSON BLANKS
MY COMMISSION # DD 948390
EXPIRES: December 22, 2013
Bonded Thru Notary Public Underwriters

** and Erica Crawford

State of
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Crawford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____, _____

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027