WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-19-2016

(AFFIX SEAL)

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140097203 DEEDWARR
Recvd: 12/30/14 10:58 2 pgs
Fees:13.00 Taxes:630.85

20141230-0118827

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Andal	Highland Residential Mortgage	108-04-0A-043-00-CO
(NAME)	(NAME)	
905 Carlisle South Court South	12001 N. Central Expressway #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75243	
(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, we, **Jeffrey B. Crawford, a married man and Wife, Michelle Crawford**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tyler Andal, a single man**, hereinafter called the GRANTEE(S), their heirs 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, being Lot No. 93, Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, in the 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 Jeffrey B. Crawford, an unmarried man by Warranty Deed dated 12/09/2009 from Jason Blanton and wife, Gloria Blanton of record in Instrument 200912170114976, Register's Office for Davidson County, Tennessee.

The said Jeffrey B. Crawford having since married is joined in this conveyance by his Wife, Michelle Crawford to waive any and all rights she has in said property.

All matters as set forth per Plat Book 7900, Page 326, said Register's Office.

All matters set out in document including but not limited to restrictions of record in Book 6435, Page 189, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8067, Page 792, as amended of record in Book 8150, Page 765, as amended of record in Book 8495, Page 747, said Register's Office.

Charter of record in Book 8376, Page 933, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 8543, Page 303, said Register's Office.

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

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 905 Carlisle South Court South, Nashville, TN 37214
(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 GRANTEE(S), their heirs 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), their heirs 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 our hands this 29th day of December, 2014.

Jeffrey B. Crawford

Michelle Crawford

State of Tennessee
County of Wilson

Personally appeared before me Jeffrey B. Crawford and Michelle Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122