BILL GARRETT, Davidson County
Trans:T20150048041 DEEDWARR
Recvd: 06/17/15 08:57 2 pgs
Fees:13.00 Taxes:925.00
20150617-0057515

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00294
WARRANTY DEED

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-24-18

Delana Lowhorn Notary Public Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER :
Anthony Crawford
2137 Christina Court
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS
087010B00800 CO

FOR AND IN 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, **Josh Brown, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Anthony H. Crawford and Elizabeth D. Crawford, Husband and wife

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:

BEING LOT NUMBER 8 ON THE PLAT OF MONTICELLO CLUSTER LOT DEVELOPMENT AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20060328-0035050 AND INSTRUMENT NUMBER 20060417-0043313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSH BROWN, AN UNMARRIED MAN BY WARRANTY DEED FROM CORINTHIAN CUSTOM HOMES, INC. AS RECORDED 10-17-06 AS INSTRUMENT NO. 20061017-0128934.

Subject to all matters shown on plat of record as Instrument No. 20060328-0035050 & 20060417-0043313, in the Register's Office for DAVIDSON County, Tennessee.

Melissa Brown, spouse of Josh Brown is executing this deed for purposes of relinquishing any marital rights she may have to subject property.

This is improved property commonly known as **2137 CHRISTINA COURT, HERMITAGE, TN 37076.**

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 our/my hand(s) this 11 day of June, 2015.

Josh Brown

Melissa Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josh Brown and Melissa Brown the bargainors 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 Nashville, Tennessee, this 11 day of June, 2015.

Commission Expires: 7-24-18

Notary Public