BILL GARRETT, Davidson County
Trans:T20160098675 DEEDWARR
Recvd: 11/08/16 08:33 2 pgs
Fees:13.00 Taxes:666.00
20161108-0117983

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of October, 2016 by and between Patrick H. Hernandez, hereinafter referred to as GRANTOR, and John Crawford, single man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Final Plat, Section Two, Harborview Final Phase, of record in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrick H. Hernandez by Warranty Deed from Gilberto A. Alvarado, unmarried dated Ocotber 5, 2007 and recorded October 9, 2007 of record in Instrument No. 20071009-0120030 Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 113 New Haven Court, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Patrick H. Hernandez

INDIVIDUAL
STATE OF MINNESOTA
COUNTY OF DAKOTA

Personally appeared before me, a Notary Public of said county and state, Patrick H. Hernandez, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 11 day of October, 2016.

Notary Public

My Commission Expires: 1/31/2020

ANNA CHRISTINE MOTZKO
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

Name and Address of Property Owner:
John Crawford
113 New Haven Court,
Nashville, TN 37214

Send Tax Statements to:

New owner

Map & Parcel 108-12-0-B-251.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $180,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11 day of October, 2016.

Notary Public

My Commission Expires: 1/31/2020

ANNA CHRISTINE MOTZKO
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-516