WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170008494 DEEDWARR
Recvd: 01/30/17 11:51 2 pgs
Fees: 13.00 Taxes: 2985.90

20170130-0009593

Y-VRES-16-1128-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Davis Crawford	**New Owner**	
(NAME)	(NAME)	**131-8-F-10.00-CO**
1128 Granny White Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **SHAYNA D. HUMPHREY, AS TRUSTEE FOR THE SHAYNA D. HUMPHREY REVOCABLE TRUST, DATED NOVEMBER 19, 2007,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC DAVIS CRAWFORD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2-A of Harding Heights Condominiums, a Horizontal Property Regime located on Granny White Court, in Nashville, TN, together with Easements as shown in Instrument No. 20040812-0097468, amended by Master Deed of Harding Heights Condominiums, recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, in the Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harding Heights Condominiums, contained in the Master Deed recorded in Instrument No. 20040521-0059693, as amended in Instrument No: 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same though copied herein.

Being the same property conveyed to Shayna D. Humphrey, as Trustee for The Shayna D. Humphrey Revocable Trust, Dated November 19, 2007 by Quitclaim deed from Steven S. Humphrey and wife, Shayna D. Humphrey of record in Instrument No. 20090901-0082096 Register's Office for Davidson County, Tennessee, dated September 01, 2009 and recorded on September 01, 2009.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20040812-0097468, amended by Master Deed of Harding Heights Condominiums, recorded in Instrument No. 20040521-0059693, as amended in Instrument No. 20060808-0097413, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Harding Heights of record in Instrument Number 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 95, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4593, Page 936, in the Register's Office for Davidson County, Tennessee.
- Agreements of record in Book 4511, Page 542, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1128 Granny White Court, Nashville, Tennessee 37204**.

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 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 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/our hand(s) this the 25TH DAY OF JANUARY, 2017.

Shayna D. Humphrey, as Trustee for The Shayna D. Humphrey Revocable Trust, Dated November 19, 2007

BY: _____
Shayna D. Humphrey
Grantor/Co-Trustee

BY: _____
Steve Humphrey
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAYNA D. HUMPHREY, GRANTOR/CO-TRUSTEE of THE SHAYNA D. HUMPHREY REVOCABLE TRUST, DATED NOVEMBER 19, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of January, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE HUMPHREY, CO-TRUSTEE of THE SHAYNA D. HUMPHREY REVOCABLE TRUST, DATED NOVEMBER 19, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of January, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212