File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170032622 DEEDWARR
Recvd: 04/18/17 14:51 2 pgs
Fees:13.00 Taxes:1850.00
20170418-0037955

W & I Ref: (RF) Title No.: 58935
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Bradley Crawford 1740 Hudson Rd. Madison, TN 37115	New Owner

TAX MAP PARCEL NUMBERS: 06300005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lina Compton, as Executrix under the Last Will and Testament of Sarah Compton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Bradley Crawford**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows: Beginning at a point in the center line of Hudson Lane at the southerly front corner of a 15 acre tract conveyed to J. E. Brown, Sr., and wife, by deed of record in Book 2447, page 58, Register's Office for said County; thence leaving said Lane, South 64 deg. 10 min. West 899 feet to an iron pin; thence North 30 deg. 25 min. West 242.6 feet to an iron pin; thence North 64 deg. 10 min. East 909.2 feet to a point in the center line of Hudson Lane; thence with the center of the same, South 28 deg. East 242 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to James R. Compton and wife, Sarah E. Compton by deed from Benny R. Gattis and wife, Beverley W. Gattis, dated April 20, 1976 and recorded on April 22, 1976 of record in Book 5017, page 689, Register's Office for Davidson County, Tennessee. The said James R. Compton and Sarah E. Compton have since died, with James R. Compton predeceasing Sarah E. Compton. The Last Will and Testament of Sarah Compton of record in Docket No. 16P1663, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Linda Compton, as Executrix, and directed that subject property be sold by said Executrix.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; Title to that portion of the premises embraced within the boundary of Hudson Lane.

This is improved property, known as 1740 Hudson Road, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2017.

Linda Compton, as Executrix under the Last Will and Testament of Sarah Compton

State of Tennessee

County of Davidson

On this 18th day of April, 2017, before me the undersigned authority, personally appeared Estate of Sarah Compton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019