THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176234

Davidson County DEEDWARR
Recvd: 05/02/17 10:54 3 pgs
Fees:18.00 Taxes:1221.00
20170502-0043020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for ~~this transfer~~ is $330,000.00

Affiant

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

Subscribed and sworn to before me, this the 1st day of May, 2017.

Notary Public
My Commission Expires: 12/20/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael A Crawford Sr. Sarita N Crawford 3428 Harborwood Circle Nashville, TN 37214	Caliber Home Loans 3701 Regent Blvd. #180 Irving, TX 75063	108-12-B-186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joyce L. F. Queary, Trustee of the Joyce Queary Trust UAD September 22, 2011**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarita N. Crawford and Michael A. Crawford, Sr., wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 166 on the plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, page 645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Joyce L. F. Queary, Trustee of the Joyce Queary Trust UAD September 22, 2011 by Warranty Deed from Thomas A. Tarver, dated July 18, 2013, recorded July 26, 2013, of record in Instrument No. 20130726-0077865, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3428 Harborwood Circle, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2017.

Joyce L. F. Queary, Trustee of the Joyce Queary Trust UAD
September 22, 2011

By:_____
Joyce L. F. Queary, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joyce L.F. Queary**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY