Davidson County	DEEDWARR
Recvd: 05/26/17 15:30	3 pgs
Fees:18.00 Taxes:939.80	
20170526-0052964	

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-30-21

(AFFIX SEAL)

ERD17-7252

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Clayton Crawford	First Farmers & Merchants Bank (NAME)	
7252 Highway 70 South #501 (ADDRESS)	814 S. Garden St. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Columbia, TN 38401 (CITY) (STATE) (ZIP)	142-07-0F-017.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STUART DUNCAN ROUTON AND ASHLEY JOAN ROUTON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD CLAYTON CRAWFORD, UNMARRIED MAN, hereinafter called the Grantee(s), their heirs 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 Lot 17, Unit No. 501, also designated as Unit No. 17, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 200007200071772, re-recorded in Instrument No. 200008280084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica L. Pearce, an unmarried woman by Warranty Deed from Kathleen L. Boyer, unmarried, of record in Instrument No. 20130606-0057536, Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on June 06, 2013.

Being the same property conveyed to Stuart Duncan Routon and Ashley Joan Routon, husband and wife by Warranty Deed from Jessica L. Pearce, an unmarried woman, of record in Instrument No. 20150429-0038248, Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 29, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 200007200071772, re-recorded in Instrument No. 200008280084760, Instrument No. 200007200071771, Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, Book 5202, Page 736, Book 7308, Page 762, Book 11426, Page 63, Instrument No. 200003100025049, Instrument No. 200006160060368, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7252 Highway 70 South #501 , Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 26th day of May, 2017.

Stuart Duncan Routon

Ashley Joan Routon

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

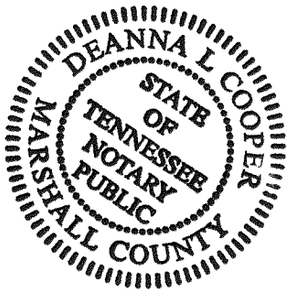
On this the 24th day of May, 2017, before me personally appeared Stuart Duncan Routon and Ashley Joan Routon, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of May, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY