WARRANTY DEED



State of Tennessee)
County of Davidson)

17-05-032

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of May, 2017

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PRATER CONSTRUCTION, LLC	" NEW OWNER "	44-14
(NAME)	(NAME)	023.00
3224 Thoroughbred Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 05/31/17 15:55 2 pgs
Fees:13.00 Taxes:111.00
20170531-0054161

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT M. CRAWFORD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PRATER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors 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. 239, on the Plan of Cumberland Terrace, Part I, Block 4,** of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 239 fronts 185 feet on the westerly margin of Martingale Drive and extends back 162.5 feet on the northerly line and 70 feet on the southerly line to a broken line in the rear measuring 132.2 feet thereon.

BEING the same property conveyed to ROBERT M. CRAWFORD, by Deed from NANCY L. MARTIN, UNMARRIED, of record in Book 6119, Page 234, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is not now nor ever has been the principal place of residence for the said Grantor herein.

BEING unimproved ☒
Improved ☐ property known as: **239 Martingale Drive, Old Hickory, TN, 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 31st day of May, 2017.

ROBERT M. CRAWFORD

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT M. CRAWFORD**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2017.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

DEE ELLES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss **who acknowledges that this** certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public