PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 3724 DEEDWARR
09/22/2017 10:13:46 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20170922-0097356

W & I Ref: (DM) Title No.: 59200
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tiffany Sizemore 5601 Royal Court Hermitage, TN 37076	Franklin American 6100 Tower Cir #600 Franklin TN 37067

TAX MAP PARCEL NUMBERS: 087050A10100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Crawford, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiffany Sizemore** 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:**

& unmarried

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Farmingham Woods Phase III of record in Book 7900, page 554, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Crawford, unmarried by Warranty Deed from Dawna L. Kalanges, dated June 12, 2007 and recorded on June 27, 2007 of record in Instrument No. 20070627-0076546, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 554, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, Book 8351, page 533, Book 8447, page 635, Book 9006, page 409, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5601 Royal Court, Hermitage, TN 37076

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 20th day of September, 2017.

Robert Crawford

State of Tennessee

County of Davidson

On this 20th day of September, 2017, before me the undersigned authority, personally appeared Robert Crawford, 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.

My Commission Expires:

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

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Sworn and subscribed before me this 20th day of September, 2017.

Notary

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY