Bill Garrett Davidson County
Batch# 13041 DEEDWARR
10/13/2017 09:04:20 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171013-0104957

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 10 day of October, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bedford Crawford, Jr.	new owner	**05203005400**
405 Farris Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Aroldo Pedrero, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bedford Crawford, Jr. and Jessie R Crawford, husband and wife

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 parts of Lot Nos. 76, 77, 78, 98, 99, 102, 103, 106, and 107, and part of Ward Highway and Stiddum Pass shown on the unrecorded plan of East Madison Addition, a subdivision of the Northerly 25 acres of the Stiddum Land in the 11th Civil district of said County, survey of which was made by T.W. Bailey, County Surveyor for Sumner County, Tennessee, October 7, 1937, described according to a survey made by Harvey Gee, August 29, 1957, as follows:

Beginning on the Easterly margin of Farris Avenue extended at the Northwest corner of the property conveyed to Bush A. Faulkner and wife, by Deed from Walter E. Hancock and wife, of record in Book 2809, page 576, Register's Office for said County; thence with said Faulkner's Northern boundary line South 85 degrees 06 minutes East 193.5 feet; thence North 3 degrees 18 minutes East 23.82 feet; thence South 87 degrees 22 minutes East 167.7 feet; thence North 4 degrees 54 minutes East 92.26 feet; thence North 85 degrees 06 minutes West 360 feet to the Easterly margin of Farris Avenue extended thence with the same South 4 degrees 54 minutes West 123.72 feet to the beginning.

Being the same property conveyed to Aroldo Pedrero, married, by Warranty Deed from Lynwood Williams and wife, Diva Williams, dated April 7, 2004, of record in Instrument No. 20040426-0047049, Register's Office for Davidson County, Tennessee. Anabel Pedrero joins in this conveyance to transfer and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 405 Farris Avenue, 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 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 in 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. 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 10th day of October, 2017.

Aroldo Pedrero

Aroldo Pedrero

Anabel Pedrero

Anabel Pedrero

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Aroldo Pedrero and Anabel Pedrero, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2017.

Cheryl M Rodgers

NOTARY PUBLIC

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD