THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 16333 DEEDWARR
10/23/2017 09:01:01 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171023-0108014

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
802 Property, LLC 600 12th Avenue S. Apt. 513 Nashville, TN 37203	Same as owners	082-07-0-239.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ERIC CRAFTON AND WIFE, MIIKO CRAFTON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **802 PROPERTY, LLC**, hereinafter called the Grantee, its accessors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Subdivision of the Sarah M. Wingo Property, not of record, described as follows:

Beginning on the easterly margin of North Second, formerly Harris Street, at a point 92 4/7 feet South of the southerly margin of Grace Avenue, formerly Josephine Avenue or Kent Street; thence with the easterly margin of North Second Street, southwardly 46 2/7 feet; thence eastwardly and parallel with the southerly margin of Grace Avenue, 150 feet to an alley; thence with said alley, northwardly 46 2/7 feet; thence westwardly and parallel with the southerly margin of Grace Avenue, 150 feet to the beginning.

Being the same property conveyed to Eric Crafton and wife, Miiko Crafton, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, of record on August 13, 2003, at Instrument No. 20030813-0116015, Davidson County Register of Deeds.

This property is commonly known as **617 A & B North 2nd Street, Nashville, TN 37207**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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 our hands this 18 day of **October, 2017**:

Eric Crafton
Eric Crafton

Miiko Crafton
Miiko Crafton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERIC CRAFTON AND MIIKO CRAFTON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of October, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

member

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 DAY OF OCTOBER, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON