# WARRANTY DEED

Bill Garrett Davidson County
Batch# 37269 DEEDWARR
12/15/2017 09:55:05 AM 3 pgs
Fees: $18.00 Taxes: $798.31

20171215-0127831

G-NPM-17-736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,760.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Stephanie Ann Crawford and James K. Crawford** | **Southern Bank of Tennessee** | |
| (NAME) | (NAME) | |
| **2624 Bluefield Avenue** | **1499 N. Mt. Juliet Road** | **091-05-0C-736.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | **Mount Juliet, TN 37122** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH E. JOHNS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE ANN CRAWFORD AND JAMES K. CRAWFORD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 736 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to Sarah E. Johns, unmarried by Warranty deed from Marco A. Ramos and wife, Brittany Picolo Ramos, and Bronwyn R. Picolo, unmarried of record in Instrument No. 20080502-0045163 Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 2, 2008.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061024-0131877, Register's Office for Davidson County, Tennessee.
- Charter of Vernon Avenue Townhomes Association, Inc. of record in Instrument Number 20061024-0131878, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate for Vernon Avenue Townhomes of record in Instrument Number 20061025-0132304, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4304, Page 418 and Book 4301, Page 52, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20060228-0022628; Instrument Number 20060309-0027613; Instrument Number 20060509-0053837; Instrument Number 20060912-0112820; and Book 4015, Page 69, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060309-0027611 and Instrument No. 20060825-0105279, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20050811-0095439, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **736 Vernon Ave., Nashville, Tennessee 37209**.

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 the 5th DAY OF DECEMBER, 2017.

Sarah E. Johns by John Eleazer, Attorney
Sarah E. Johns by John Eleazer,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of December, 2017.

See attached

Notary Public
My Commission Expires:
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

State of TN
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN GLEAVES** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **SARAH E JOHNS** and acknowledged that he/she executed the same as the free act and deed of the said **SARAH E JOHNS.**

Witness my hand and official seal at Nashville, TN on this the 5TH day of DECEMBER, 2017.

Notary Public

My Commission Expires:

