Bill Garrett Davidson County
Batch# 40499 DEEDWARR
12/21/2017 12:55:55 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20171221-0130105

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179902

WARRANTY DEED

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2017.

NOTARY PUBLIC

My commission expires: 10-11-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John LeCroy and Victoria LeCroy 117 Lakeside Drive Goodlettsville, TN 37072	NEW OWNER	011 15 0A 003.00CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Ten Thousand and 00/100 Dollars ($510,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM RAY CRAWFORD AND WIFE, CAROL N. CRAWFORD**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN LECROY AND WIFE, VICTORIA LECROY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. A-3 (formerly Building Site No. 3) on the Plan of Lakewood Farm as shown on plan prepared by Ragan-Smith & Associates, Ind., dated April 9, 1976, of record in Book 4860, page 102, Register's Office for said County, together with a one-eighth (1/8) undivided interest in the common elements applicable to each unit, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Ray Crawford and wife, Carol N. Crawford, by Warranty Deed from Harold W. Hitt, Trustee, dated 9/22/1977, recorded 9/23/1977, of record in Book 5201, page 173, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 117 Lakeside Drive, Goodlettsville, TN 37072, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of December, 2017.

W. Ray Crawford
WILLIAM RAY CRAWFORD

Carol N. Crawford
CAROL N. CRAWFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William Ray Crawford and wife, Carol N. Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of December, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

