Bill Garrett Davidson County
Batch# 60224 DEEDWARR
02/20/2018 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20180220-0015801

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of February, 2018, by and between Ella K. Butler and Malcolm H. Butler, wife and husband, party of the first part, and Randy Clifford Crawley Jr. and Kaylina Madison Crawley, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Royal Hills, Section 2, of record in Book 4860, Page 47, Register's Office for said County.

Said Lot No. 84 fronts 72.00 feet on the northeasterly margin of Judd Drive and extends back 173.50 feet on the easterly line and 168.20 feet on the westerly line to a dead line in the rear, measuring 87.11 feet thereon.

Being all or part of the same property conveyed to Ella K. Bryant by virtue of that certain CASH Deed dated December 8, 1983, and being of record at Book 6191, Page 365 in the Register's Office of Davidson County, Tennessee.

Ella K. Bryant married Malcolm H. Butler and is now known as Ella K. Butler.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 4860, Page 47 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ella K Butler
Ella K. Butler

Malcolm H Butler
Malcolm H. Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ella K. Butler and Malcolm H. Butler, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of February, 2018.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Randy Clifford Crawley Jr. and Kaylina Madison Crawley

Tax Parcel No 05811015900

Property Address: 572 Judd Dr.
Nashville, TN 37218

MAIL TAX
BILLS TO: Randy Clifford Crawley, Jr.
572 Judd Drive
Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carrie Porter
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of February, 2018.

Rita B Mitchell
Notary Public

My Commission Expires: 3-31-2020

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

True Copy Certification

I, **Chasity Petty**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

