WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 30th day of March, 2018

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Reed R. Working	New Owner	108080B01800CO
1266 Sugar Flat Road		
Lebanon, Tn 37087	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rhonda Crawford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reed R. Working**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18, Lot No. 15 in a Horizontal Property Regime as shown on a condominium site plan, Section 2, Phase II, Quail Valley, as of record in Book 5200, Page 395, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Blenda R. Crawford, unmarried from John C. Groomes and wife, Sue L. Groomes by Warranty Deed on June 2, 1995, of record in Book 9696, Page 182, Register's Office for Davidson County, Tennessee. Further conveyed to Blenda R. Crawford and Rhonda Crawford, as joint tenants with right of survivorship from Blenda R. Crawford, unmarried by Quitclaim Deed on May 26, 2017, of record in Instrument Number 20170526-0052457, Register's Office for Davidson County, Tennessee. Said Blenda R. Crawford having since died on June 11, 2017 leaving Rhonda Crawford as the surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5857, Page 373; Book 5884, Page 534; Book 5869, Page 814; Book 5857, Page 502; Book 5857, Page 371; Book 6371, Page 105; Book 5851, Page 779; Book 6081, Page 130 and Book 5857, Page 372, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1105 Quail Court West, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 75803 DEEDWARR
04/03/2018 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20180403-0030918

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 March 30, 2018.

Rhonda Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rhonda Crawford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2018

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

201804030030918