Bill Garrett Davidson County
Batch# 113280 **DEEDWARR**
07/09/2018 09:16:14 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180709-0065797

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Stephanie Apel
Affiant

Subscribed and sworn to before me, this 3rd day of July, 2018.

Tara Jones
Notary Public

My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nicholas A Harb	**Nicholas A Harb**	**105-09-0-466.00**
1807 Elliott Avenue	**3806 Elkins Ave**	
Nashville, TN 37203	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

The Estate of Mary Exie (Banks) Crawford

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nicholas A Harb and Christine Rowan, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 7 on the Plan of Revised, Section Ninety-Six, Edgehill Estates of record in Plat Book 4715, Page 186, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mary Exie Crawford, unmarried by Quitclaim deed from Mary Exie Crawford, unmarried, and Chereta Renee Crawford, married of record in Instrument No. 20050706-0077575 Register's Office for Davidson County, Tennessee. The said Mary Exie Crawford having since passed away on May 16th 2018 with Probate of Estate in Davidson County as Case No. 18P1073 with Order from Court permitting the Executrix to sell the subject property.

This is improved property known as **1807 Elliott Avenue, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of July, 2018.

The Estate of Mary Exie (Banks) Crawford

BY: Chereta Renee Woods

Chereta Renee (Crawford) Woods, Individually and as Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chereta Renee (Crawford) Woods, Individually and as Executrix of the Estate of Mary Exie (Banks) Crawford, probate case No. 18P1073 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal this 3rd day of July, 2018.

Notary Public
My Commission Expires: 4.28.19



SolomonParks File No. 18-001174-526

SP 11/2015