Bill Garrett Davidson County
Batch# 123827 DEEDWARR
08/01/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180801-0075470

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1807415

State of Tennessee
County of ~~Davidson~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
John Crater and Danielle Crater	New Owner	029090A00200CO
4443 Grays Point Rd		
Joelton, TN 37080		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Allen, married, and wife, Jennifer Allen, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Crater and Danielle Crater, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Unit No. B, as shown on Exhibit "B" to The Declaration of Protective Covenants, Conditions, and Restrictions Establishing Grays Point Estates, a Condominium with private elements, as of record in Instrument 20130213-0014722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jason Allen, married, and wife, Jennifer Allen, by Warranty Deed, from G Co Investments, LLC, a/k/a G Co. Investments, dated April 16, 2013, of record in Instrument No. 20130417-0038214, Register's Office for Davidson County, Tennessee.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 4443 Grays Point Rd, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of July, 2018.

Jason Allen

Jennifer Allen

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Allen and Jennifer Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 31st day of July, 2018.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

