Karen Y Johnson Davidson County
Batch# 156205 DEEDWARR
11/02/2018 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181102-0108873

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2018. Notary Public My commission expires: July 3, 2021

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TRANS AM SFE II, LLC	TRANS AM SFE II, LLC	**042-12-087.00**
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746	Austin, TX 78746	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Royce A. Crawford, married, and Rosa W. Bell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRANS AM SFE II, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Heritage View Subdivision, Section 1 of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Royce A. Crawford and wife, Rosa W. Crawford, by Warranty Deed from Alan G. Klingaman and wife, Tamera J. Klingaman, dated June 14, 1996, of record in Record Book 10095, Page 995, Register's Office for Davidson County, Tennessee. Royce A. Crawford and wife, Rosa W. Crawford conveyed property unto Royce A. Crawford, married, and Rosa W. Crawford, unmarried, dated October 1, 2003, of record in Instrument No. 20031020-0154699, said Register's Office. Rosa W Crawford is now known as Rosa Bell. Subject property was never primary residence for grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1500 Heritage View Blvd, Nashville, TN 37115.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Royce Crawford Date: 10/31/18
Royce A. Crawford

Rosa W Bell Date: 10/31/18
Rosa W. Bell

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Royce A. Crawford and Rosa W. Bell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

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

Return to:
Summit Title & Escrow, LLC
7500 Capital Drive
Germantown, Tennessee 38138

I, Susan P. Davis, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Susan P. Davis, 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: _____

Notary's Seal (If on paper)

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22