# WARRANTY DEED

Karen Johnson Davidson County
Batch# 196326 DEEDWARR
02/19/2019 11:52:40 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190219-0014810

B-JMR-19-2411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2019.

MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 130,000.00
_____, Affiant
Subscribed and sworn before me this the
19 Day of February 2019.
_____ Deputy Register

**THIS INSTRUMENT WAS PREPARED B**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Arthur John Rushton O'Brien and Tracy Leigh O'Brien** | **New Owner** | |
| (NAME) **2411 Middle St.** | (NAME) | **081-03-0-137.00** |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GENORRIS CRAWFORD, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARTHUR JOHN RUSHTON O'BRIEN AND TRACY LEIGH O'BRIEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of Subdivision of Lot No. 37 in Owens Plan of Buena Vista of record in Plat Book 1, Page 84, in the Chancery Court of Nashville and Book 57, Page 335, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 fronts 50 feet on the Westerly side of Middle Street and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Andrew T. Crawford and wife, Winifred Miller Crawford by Warranty deed from Roberta Latham (a widow) of record in Book 3373, page 335, Register's Office for Davidson County, Tennessee, dated April 23, 1962 and recorded on April 26, 1961.

The said Andrew T. Crawford, deceased on October 2nd, 2000 leaving Winifred Miller Crawford as surviving tenant by the entirety.

Being the same property conveyed to Genorris Crawford by Quitclaim deed from Winifred Miller Crawford of record in Instrument No. 20180710-0066459 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on July 10, 2018.

Being also known as 2411 Middle St. Nashville, Tennessee 37208.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 84, in the Chancery Court of Nashville and Book 57, Page 335, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2411 Middle St., Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF FEBRUARY, 2019.

Genorris Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GENORRIS CRAWFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212