WARRANTY DEED

Karen Johnson Davidson County
Batch# 204885 DEEDWARR
03/12/2019 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20190312-0022577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant formerly known as Erin Woodward-Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March 2019

Notary Public

MY COMMISSION EXPIRES: 07/09/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Galen Michael Crew and Roxanne Lynzee Crew		147 10 0 057.00
(NAME) 5025 Edmondson Pike	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erin Blalock, formerly known as Erin Woodward-Smith, a married woman, and Mary Ann Woodward-Smith, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Galen Michael Crew and Roxanne Lynzee Crew, husband and wife**, 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. 302 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said county as follows: Said Lot No. 302 fronts 118.10 feet on the northwesterly margin of Edmondson Pike and runs back 145 feet on the southwesterly line and 144 feet on the northerly line to a dead line measuring 113.4 feet thereon. Included in the above description, however, expressly excluded from this conveyance is property conveyed to metropolitan government of record in Book 7190, Page 132, said register's office.

Being the same property conveyed to Erin Woodward-Smith, an unmarried woman and Mary Ann Woodward-Smith, an unmarried woman by Warranty Deed from Carla Michelle Given and husband Chad Given dated October 18, 2012 and recorded October 22, 2012 as Instrument No. 20121022-0096745, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OR RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1900590SSO

unimproved ☐

This is improved ☒ property, known as 5025 Edmondson Pike, Nashville, TN 37211

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 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 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 our hands this 11th day of March, 2019

Erin Blalock formerly known as Erin Woodward-Smith

Erin Blalock, formerly known as Erin Woodward-Smith

Mary Ann Woodward-Smith by Erin Blalock as attorney in fact

Mary Ann Woodward-Smith, by Erin Blalock as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Erin Blalock, formerly known as Erin Woodward-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that she executed the foregoing instrument on behalf of Mary Ann Woodward-Smith, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Mary Ann Woodward-Smith, for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2019.

MATTHEW G PIETSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

File Number: GRN-1900590SSO

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019