This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3851

Karen Johnson Davidson County
Batch# 218127 DEEDWARR
04/16/2019 08:55:03 AM 2 pgs
Fees: $13.00 Taxes: $816.29

20190416-0034518

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,620.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2019

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
My Commission Expires: 1-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer E. Cardoza Michael E. Cardoza 2025 Woodmont Boulevard Apartment 315 Nashville, TN 37215	1st M Bank 50 Franklin St Clarksville TN 37040	117-11-0J-315.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jackson R. Crabtree and Kathryn Crabtree, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer E. Cardoza, an unmarried woman and Michael E. Cardoza, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 315, and the appurtenant interest in the common elements of The Hillmont Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for The Hillmont Condominiums of record in 20040209-0015685; as Re-Recorded in Instrument No. 20040212-0017074; and as further amended in Instrument No. 20050404-0036415; and in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Hillmont Condominiums provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jackson R. Crabtree and Kathryn Crabtree, husband and wife by Quitclaim Deed from Jackson R. Crabtree and Kathryn McCaffrey, now known as

Kathryn Crabtree, husband and wife, dated August 14, 2017, recorded August 15, 2017, of record in Instrument No. 20170815-0083632, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Jackson R. Crabtree and Kathryn McCaffrey, husband and wife by Warranty Deed from Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife, dated July 13, 2017, recorded July 18, 2017, of record in Instrument No. 20170718-0072064, said Register's Office; and further, being the same property conveyed to Patrick D. McCaffrey and Tracie H. McCaffrey, husband and wife by Warranty Deed from Kelly Delaney, an unmarried person, of record in Instrument No. 20140513-0040801, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **2025 Woodmont Boulevard, Apartment 315, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 12th ~~8th~~ day of April, 2019.

GRANTOR:

Jackson R. Crabtree

Kathryn Crabtree

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jackson R. Crabtree , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of April, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn Crabtree, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2019.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19