PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 222854 DEEDWARR
04/26/2019 02:24:04 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20190426-0038764

W & I Ref: (DM) Title No.: 60441
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam M. Sawyer Andrea Sawyer 1740 Hudson Road Madison, TN 37115	SAME

TAX MAP PARCEL NUMBERS: 06300005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$645,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda G. Compton, as the heir at law of Robert Bradley Crawford and as Administrator of the Estate of Robert Bradley Crawford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam M. Sawyer and Andrea Sawyer, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows: Beginning at a point in the center line of Hudson Lane at the southerly front corner of a 15 acre tract conveyed to J. E. Brown, Sr., and wife, by deed of record in Book 2447, page 58, Register's Office for said County; thence leaving said Lane, South 64 deg. 10 min. West 899 feet to an iron pin; thence North 30 deg. 25 in. West 242.6 feet to an iron pin; thence North 64 deg. 10 min. East 909.2 feet to a point in the center line of Hudson Lane; tehnce with the center of the same, South 28 deg. East 242 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Robert Bradley Crawford by Warranty Deed from Lena Compton, as Executrix under the Last Will and Testament of Sarah Compton dated April 18, 2017 and recorded on April 18, 2017 of record in Instrument No. 20170418-0037955, Register's Office for Davidson County, Tennessee. The said Robert Bradley Crawford has since died, unmarried and intestate. Letters of Administration were issued to Linda G. Compton by the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P1910. Linda G. Compton was identified as the sole heir-at-law of Robert B. Crawford by Affidavit of Heirship of record in Doc. No. 20190129-0008547, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years. Title to that portion of the premises embraced within the bounds of Hudson Lane.

This is improved property, known as 1740 Hudson Road, Madison, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 2019.

Linda G. Compton, as the heir at law of Robert Bradley Crawford, and as Administrator of the Estate of Robert Bradley Crawford

State of Tennessee

County of Davidson

On this 25th day of April, 2019, before me the undersigned authority, personally appeared Estate of Robert Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

* Linda G. Compton as heir at law and Administrator of the

My Commission Expires:

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $645,000.00.

Affiant

Sworn and subscribed before me this 25th day of April, 2019.

My Commission Expires:

Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022