19-CP-233

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319904

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $995,000.00.

Affiant

Subscribed and sworn to before me, this9th day of May, 2019.

Notary Public
My Commission Expires:

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-20-2019

Karen Johnson Davidson County
Batch# 228778 DEEDWARR
05/13/2019 08:40:35 AM 2 pgs
Fees: $13.00 Taxes: $3,681.50

20190513-0044384

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vicente P. Crawford and Denise L. Cavallaro 1727 Kingsbury Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158-12-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey A. Van Dyke and Susan B. Van Dyke, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vicente P. Crawford and Denise L. Cavallaro, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 549, as shown on the map entitled Hillsboro Park Section 13, of record in Plat Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFREY A. VAN DYKE and SUSAN B. VAN DYKE, husband and wife, by deed from EARL NELSON, of record in Instrument No. 20090306-0020133, dated March 4, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 158-12-0-001.00.

Matters shown on the Plan of record in Plat Book 4175, pages 19 and 20, said Register's Office.

This is improved property located at 1727 Kingsbury Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of May, 2019.

Jeffrey A. Van Dyke

Susan B. Van Dyke by Jeffrey A. Van Dyke, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Van Dyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan B. Van Dyke and that he is authorized by Susan B. Van Dyke to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of May, 2019.

KATE ROBERTS NOTARIAL SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Notary Public

My Commission Expires: _____