Karen Johnson Davidson County
Batch# 231693 DEEDWARR
05/17/2019 03:10:55 PM 2 pgs
Fees: $13.00 Taxes: $937.95
20190517-0046922

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $253,500.00.

Affiant

Subscribed and sworn to before me, this 15 day of May, 2019

Notary Public
My commission expires: 11/8/21

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

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
JAMES K. CRAWFORD	NEW OWNER	161-66-0-A 061.00CO
1015 ASHMORE DRIVE	2624 Bluebird Lane	
NASHVILLE, TN 37211	Nashville TN 37214	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JARRED HUTTO AND WIFE, ALYSSA HUTTO,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **JAMES K. CRAWFORD AND WIFE, STEPHANIE CRAWFORD,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: ANN

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 61 ON THE PLAN OF OAKHILL TOWNHOMES, PHASE 2, LOT 2, AS SHOWN AS EXHIBIT "A-1" TO THE FIRST SUPPLEMENT OF THE DECLARATION OF PROTECTIVE CONVEANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR OAKHILL TOWNHOMES AS OF RECORD IN INSTRUMENT NO. 20080325-0030014, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JARRED HUTTO AND WIFE, ALYSSA HUTTO BY WARRANTY DEED FROM WESLEY KEITH GROVES, JR. AND WIFE, STACEY GROVES DATED JANUARY 31, 2011 OF RECORD INSTRUMENT NO. 20110214-0012285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 1015 ASHMORE DRIVE, NASHVILLE, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBC 19-1015

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14 day of May, 2019.

JARRED HUTTO

ALYSSA HUTTO

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JARRED HUTTO AND ALYSSA HUTTO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Boise, Idaho (CITY/STATE), this 14th day of MAY, 2019.

Sallee Curtis
Notary Public

My Commission expires: 5/30/2023 (SEAL)

SALLEE CURTIS
COMMISSION 70053
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES MAY 30, 2023