This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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TN BPR # 11639
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Karen Johnson Davidson County
Batch# 256641 DEEDWARR
07/15/2019 08:52:49 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20190715-0068558

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $343,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2019.

Notary Public
My commission expires: 03/26/23

Susan Hughes
State of Tennessee
Notary Public
Williamson County
My Commission Expires March 26, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
ADALBERTO RIVERA LAPORTE	ATLANTIC UNION BANK	110-03-0 Avalon CO
2764 ALVIN SPERRY PASS	1800 ROBERT FULTON DRIVE STE.350	
MOUNT JULIET, TN 37122	RESTON, VA 20191	

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, **Erick Crawford, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **Adalberto Rivera Laporte and Cassey Rivera Laporte, husband and wife,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF THE FINAL PLAT OF PHASE 3, LAKESIDE MEADOWS, A CLUSTER LOT DEVELOPMENT, OF RECORD IN PLAT AT INSTRUMENT NO. 20150406-0029421, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ERICK CRAWFORD AND CAREN CRAWFORD, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM THE JONES COMPANY OF TENNESSEE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 30251001-0099914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2015, AND RECORDED ON OCTOBER 1, 2015.

FURTHER BEING THE SAME PROPERTY CONVEYED TO ERICK CRAWFORD FROM CAREN CRAWFORD BY QUITCLAIM DEED DATED JANUARY 11, 2017, OF RECORD IN INSTRUMENT NO. 20170130-0009452, OFFICE OF REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 2764 Alvin Sperry Pass, Mount Juliet, TN 37122.

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.

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 12th day of July, 2019.

ERICK CRAWFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ERICK CRAWFORD, 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 HERMITAGE, TENNESSEE, this 12th day of JULY, 2019.

Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON