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

File Number: 1-19-4359

Karen Johnson Davidson County
Batch# 259965 DEEDWARR
07/22/2019 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190722-0071594

T.R.T

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

TAMARA R THOMPSON
Official Seal
Notary Public – State of Illinois
My Commission Expires Oct 2. 2019

Subscribed and sworn to before me, this the 19th day of July, 2019

Notary Public
My Commission Expires: 10/02/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Wood and Tiffany Wood 3105 North Damen Avenue 2s Chicago, IL 60618	Guaranteed Rate Inc. PO Box 0054 Palatine, IL 60055	097-02-0A-488.00-CO

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, **Terrance Crawford and Tammi M. Crawford, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Wood and Tiffany Wood, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 488 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6C of record in Plat at Instrument No. 20160129-0008909, 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 Tammi M. Crawford and Terrence M. Crawford, wife and husband by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument Number 20160816-0085251, Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 16, 2016. (Value of consideration shown in aforementioned deed $257,470.00.) Being also known as 1869 Stonewater Drive, Hermitage, Tennessee 37076.

This is improved property located at: **1869 Stonewater Drive, Hermitage, TN 37076.**

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 19th day of July, 2019.

GRANTOR:

Terrence Crawford

Tammi M. Crawford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terrence Crawford and Tammi M. Crawford, 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 19th day of July, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

201907220071594

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

