| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>**Record & Return To:**<br>First Title & Escrow Co., Inc.<br>FTEC File No. 34925-07-2019 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $456,500.00.<br><br>Affiant<br>Subscribed and sworn to before me this 9th day of August, 2019<br><br>Notary Public<br>My Commission Expires: 12-19-20<br><br>JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY<br>My Commission Expires DEC. 19 2020 |
|---|---|

# WARRANTY DEED

| Address New Owner:<br>Jordan Craft, Kristen Craft<br>5402 A Kentucky Ave<br>Nashville, TN 37209 | Send Tax Bills To:<br>SAME | Tax Information:<br>Map and Parcel No.:<br>091 07 0 387 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, **Taylor T. Francis and wife, Erin Francis, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Taylor T. Francis** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Craft and Kristen Craft, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5402 A Kentucky Ave, Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 269615 DEEDWARR
08/12/2019 08:31 AM 3 pgs
Fees: $18.00 Taxes: $1,689.05

20190812-0079749

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 9th day of August, 2019.

Taylor T. Francis

Erin Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor T. Francis and Erin Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1305, Block 184, on the Plan of West Nashville 1, as of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Taylor T. Francis by deed dated December 30, 2014 from Jeff Estepp, LLC of record in Instrument No. 20141231-0119156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 091 07 0 387 00.
2. All matters appearing on the Plan of record as Book 57, page 74, Register's Office for Davidson County, Tennessee.