WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Karen Johnson Davidson County
Batch# 277977 DEEDWARR
08/30/2019 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20190830-0087787

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071250

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Mitchell McMillen and Katherine Elizabeth Crawford	Renasant Bank	
(NAME) 3806 Auburn Lane	(NAME) Pd Box 11733	116-12-0-099.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($740,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD W. CRUMP AND CATHY K. Y. W. CRUMP, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK MITCHELL MCMILLEN AND KATHERINE ELIZABETH CRAWFORD, husband and wife, HEREINAFTER CALLED THE GRANTEES, 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. 21, Block D, on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130, Page 13, 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 Richard W. Crump and Cathy K.Y.W. Crump, husband and wife by Warranty Deed from Jay H. Smith and Shannon C. Smith, husband and wife, of record in Instrument No. 20130903-0092384, Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on September 03, 2013.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3806 Auburn Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this the 29th day of August, 2019

Richard W. Crump

Cathy K. Y. W. Crump by Richard W. Crump her attorney in fact

STATE OF
COUNTY OF DAVIDSON

On this the 29th day of August, 2019, before me personally appeared Richard W. Crump to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cathy K. Y. W. Crump and who acknowledged he/she/they executed the same as the free act and deed of the said Cathy K. Y. W. Crump.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of August, 2019, before me personally appeared Richard W. Crump, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the29th day of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Grace, a notary public for this county and state, Ernest D. Bennett, III who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

[Affix Seal]

Notary Signature

My Commission Expires: September 7, 2020