WARRANTY DEED

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF OCTOBER, 2019.

Kim D. Bennett
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/9/23

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1245KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Get Me Too, LLC	~~ZZ~~ Get Me Two, LLC	
1929 21st Avenue South	2122 21st Ave	104-12-0-065.00
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES ALLEN CRAWFORD, III AND NANCY KING CRAWFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GET ME TOO, LLC, a Tennessee limited liability company

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. 3 of W. W. Dillons Subdivision of Lots 1 and 2, of George I. Waddey's Subdivision of record in Book 332, Page 115, Register's Office, Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the West side of Hillsboro Pike or 21st Avenue, South, and runs back Westwardly and between parallel lines 165 feet to an alley.

Being the same property conveyed by Waiver of Right of Survivorship and Quitclaim Deed from James Allen Crawford, III and Nancy King Crawford to James Allen Crawford, III and Nancy King Crawford, as Tenants in Common each owning an undivided one-half (1/2) interest, as recorded on the 28th day of June, 2011 in Instrument No. 20110628-0049168 and Warranty Deed from James Allen Crawford, Jr. and wife, Barbara Woodard Crawford to James Allen Crawford, III and wife, Nancy King Crawford, as recorded on the 4th day of October, 1999 in Deed Book 11688, Page 412, in the Register's Office of Davidson County, Tennessee; also being the same property conveyed to James Allen Crawford, III and wife, Nancy King Crawford as to a one-half (1/2) undivided interest and James Allen Crawford, Jr. and wife, Barbara Woodard Crawford as to a one-half (1/2) undivided interest from Stephen C. Baker, Substitute Trustee, dated August 8, 1991, of record in Book 8418, page 814, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. W. DILLONS SUBDIVISION OF LOTS 1 AND 2, OF GEORGE I. WADDEY'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 115, in the Register's Office of Davidson County, Tennessee.

4. Driveway Agreement recorded at Instrument No. 20011101-0119134 Revocation & Withdrawal of consent to Driveway Encroachment recorded at Instrument No. 20051115-0138223, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1929 21st Avenue South, Nashville, TN 37212

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: ALW-19-0013-COM

Karen Johnson Davidson County
Batch# 294665 DEEDWARR
10/02/2019 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20191002-0100648

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 1st day of October, 2019.

James Allen Crawford, III

Nancy King Crawford

STATE OF TENNESSEE

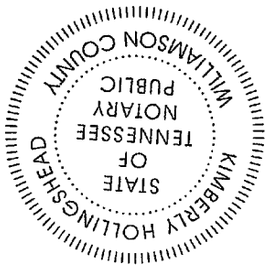
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES ALLEN CRAWFORD, III AND NANCY KING CRAWFORD, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of October, 2019.

Notary Public

My Commission Expires: 2/12/23



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

