(6) 1164

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

Tax Liability & Owner:
James Allen Crawford, et ux
Nancy King Crawford
301 Demonbreun, #1405
Nashille, TN 37201

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Karen Johnson Davidson County
Batch# 297910 DEEDWARR
10/09/2019 09:05:05 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20191009-0103355

Map & Parcel 093 06 0A 201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, MICHAEL E. SHELTON, KIMBERLY SHELTON STIFFEL, JAKE MICHAEL SHELTON, KAREN SHELTON SHUFORD, RYAN CRAIG SHELTON and MELISSA SHELTON HAND, have bargained and sold and by these presents do hereby transfer and convey unto JAMES ALLEN CRAWFORD, III and NANCY KING CRAWFORD, Tenants by the Entirety, their heirs and assigns, a certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1405 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.
>
> Being the same property conveyed to Kimberly Shelton Stiffel, Jake Michael Shelton, Karen Shelton Shuford, Ryan Craig Shelton and Melissa Shelton Hand by Quitclaim Deed with Reservation of Life Estate from Michael Shelton, dated September 19, 2017 and recorded on September 22, 2017 at 1:49 P.M. as Instrument No. 20170922-0097553, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES ALLEN CRAWFORD, III and NANCY KING CRAWFORD, husband and

wife, ~~each as to a 1/2 interest in title~~, their heirs and assigns, forever.

AND WE DO COVENANT with JAMES ALLEN CRAWFORD, III and NANCY KING CRAWFORD, husband and wife, ~~each as to a 1/2 interest in title~~, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to JAMES ALLEN CRAWFORD, III and NANCY KING CRAWFORD, husband and wife, ~~each as to a 1/2 interest in title~~, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 4th day of October, 2019.

Michael E. Shelton

Kimberly Shelton Stiffel by Michael E. Shelton pursuant to a Limited Power of Attorney of record in Trust Deed Book ✱, page ____, Register's Office of ~~Coffee~~ Davidson County, Tennessee.

* 20191009-0103352

Jake Michael Shelton by Michael E. Shelton pursuant to a Limited Power of Attorney of record in Trust Deed Book ✱, page ____, Register's Office of ~~Coffee~~ Davidson County, Tennessee.

* 20191009-0103351

Karen Shelton Shuford by Michael E. Shelton pursuant to a Limited Power of Attorney of record in Trust Deed Book ✱, page ____, Register's Office of ~~Coffee~~ Davidson County, Tennessee.

* 20191009-0103350

Ryan Shelton

Michael E. Shelton

Ryan Craig Shelton by Michael E. Shelton pursuant to a Limited Power of Attorney of record in Trust Deed Book *, page _____, Register's Office of ~~Coffee~~ Davidson County, Tennessee.

* 20191009-0103354

Melissa Shelton

Michael E. Shelton

Melissa Shelton Hand by Michael E. Shelton pursuant to a Limited Power of Attorney of record in Trust Deed Book *, page _____, Register's Office of ~~Coffee~~ Davidson County, Tennessee.

* 20191009-0103353

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MICHAEL E. SHELTON, individually, and as Attorney-in-Fact for KIMBERLY SHELTON STIFFEL, JAKE MICHAEL SHELTON, KAREN SHELTON SHUFORD, RYAN CRAIG SHELTON and MELISSA SHELTON HAND, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument with the proper authority and for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2019.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, DAVIDSON COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Christina L. Meacham
AFFIANT

Sworn to and subscribed before me this 4th day of October, 2019.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: 1-18-22