Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2011TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00.

April Bushan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of October, 2019.

Notary Public

My Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Karen Johnson Davidson County
Batch# 306845 DEEDWARR
10/28/2019 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20191028-0110265

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jeffrey M. Crawford Shavonda T. Crawford 3320 Dockside Dr. Hermitage, TN 37076	SAME AS NEW OWNER	086 09 0 023.00

WARRANTY DEED

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, **Angela Jean Harper and Jason Corey Harper, wife and husband,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey M. Crawford and Shavonda T. 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:

Property known as 3320 Dockside Dr. Hermitage, TN 37076, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Lakeside Woods Estates, Section Three, as of record in Plat Book 7900, Page's 218, 219,& 220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Jean Harper and Jason Corey Harper, wife and husband, by deed from Ruth Boner, unmarried, dated 05/15/2014 filed and recorded 05/19/2014 of record as Instrument No. 20140519-0042767, said Register's Office.

Tax Map and Parcel ID is as follows 086 09 0 023.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3320 Dockside Dr., Hermitage, TN 37076

LTE File No.: 19-2011TN

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 hand this 25th day of October, 2019.

Angela Jean Harper

Angela Jean Harper

Jason Corey Harper

Jason Corey Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2019, before me personally appeared **Angela Jean Harper and Jason Corey Harper** , to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of October, 2019.

Charity Petty

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 29 2021

Commission Expiration: 9/20/2021

LTE File No.: 19-2011TN

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21