WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-TRUE-19-3919

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Omar Crawford	**New Owner**	
(NAME)	(NAME)	
4004 Kings Cr		**059 10 0 228.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN JOYCE CRAIG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OMAR CRAWFORD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 599 on the SECTION FIVE, PHASE ONE, HAYNES MANOR, of record in Plan Book 4460, Page 35, Amendment in Book 4650, Page 232, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Carolyn Joyce Craig, by Quitclaim Deed from Jerry Lynn Craig, of record in Book 7203, Page 935, in the Register's Office of Davidson County, Tennessee, dated April 15, 1987 and recorded on April 15, 1987.

Being the same property conveyed to Jerry Lynn Craig et ux Carolyn Joyce Craig, by Warranty Deed from John G. Palmer, Trustee, of record in Book 5013, Page 715, in the Register's Office of Davidson County, Tennessee, dated April 06, 1976 and recorded on April 08, 1976.

This conveyance is subject to:
- County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, PHASE ONE, HAYNES MANOR, as recorded in Plat Book 4460, Page(s) 35 and Amendment in Book 4650, Page 232.

- Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 4549, Page 992.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3919 Crouch Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 307150 **DEEDWARR**
10/28/2019 02:41:09 PM 2 pgs
Fees: $13.00 Taxes: $469.90

20191028-0110357

Witness my/our hand(s) this the 24th DAY OF OCTOBER, 2019.

Carolyn Joyce Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN JOYCE CRAIG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212