Karen Johnson Davidson County
Batch# 309708 DEEDWARR
11/01/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20191101-0112761

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Laura Williams
Affiant

Subscribed and sworn to before me, this 25th day of October, 2019.

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My commission expires: 5-2-22

07-1909-87068

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Laura Ann Williams 1021 Ashmore Drive Nashville TN 37211	REGIONS BANK DBA REGIONS MORTGAGE 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	161-06-0-A-058.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kinsley S. Crothers and Garrett A. Crothers, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laura Ann Williams, an unmarried woman,** hereinafter called the Grantees, their successors 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 Unit No. 58, on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as established by Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20070614-0071397; as supplemented in Instrument No. 20080325-0030014; and further supplemented in Instrument No. 20080709-0070601, and as shown on Exhibit "A-1" appended to the Declaration of Covenants, Conditions, and Restrictions of the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kinsley S. Crothers and Garrett A. Crothers, wife and husband by deed from Tobey L. Williams, an unmarried woman, dated June 9, 2016, recorded June 10, 2016, of record in Instrument No. 20160610-0058928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1021 Ashmore Drive, Nashville, TN 37211.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Kinsley S. Crothers

Garrett A. Crothers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kinsley S. Crothers and Garrett A. Crothers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of October, 2019.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 07/24/2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022