Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1910641

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2019.

Notary Public
My Commission Expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 315071 DEEDWARR
11/13/2019 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191113-0117093

Warranty Deed TN1912657

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Faith Crawford	New Owner	148-08-0-247.00
809 Xavier Court		
Antioch, TN 37013		

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, Real Estate Solutions Today, LLC hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Faith Crawford, married woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Ten of Terragon Trails of record in Plat Book 5190, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 186 fronts 35.00 feet on the Northeasterly margin of the Cul-De-Sac at the terminus of Xavier Court and extends back 124.22 feet on the Westerly line and 133.15 feet on the Southerly line to a dead line in the rear, measuring 195.00 feet thereon.

Being the same property conveyed to Mark A. Flippen et ux Theresa L. Flippen by Warranty deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5531, page 310, Register's Office for Davidson County, Tennessee, dated November 14, 1979 and recorded on November 15, 1979.

Being the same property conveyed to Gay Lisa Levine Trustee by Quitclaim Deed from Mark A. Flippen and Theresa L. Flippen of record in Book 6757, page 462, Register's Office for Davidson County, Tennessee, dated September 20, 1985 and recorded on January 07, 1986 and within the same deed the said Gay Lisa Levine Trustee conveyed his interest in the subject property to Theresa L. Flippen. Affidavit of Heirship recorded on April 18, 2019, in Instrument No. 20190418-0035679, Instrument No. 20190418-0035680 and Instrument No. 20190418-0035681.

Theresa Lee Elledge died on July 28, 2018

Being the same property conveyed to Music City Financial, LLC by Warranty deed from Mark Flippen, Charles Flippen and Tonya Ferryman of record in Instrument No. 20190523-0049088 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 23, 2019.

Being the same property conveyed to Real Estate Solutions Today, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190531-0051930 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 31, 2019.

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 809 Xavier Court, Antioch, TN 37013.

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 4th day of November, 2019.

Real Estate Solutions Today, LLC

Bobby Smith, Member

TaLisa P. Smith, Member

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobby Smith and TaLisa P. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are members of Real Estate Solutions Today, LLC and that they are authorized by Real Estate Solutions Today, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 4th day of November, 2019.

Katelyn Taylor State of Tennessee Notary Public Rutherford County

Notary Public at Large
My Commission Expires: ~~4/18/21~~ 9/16/23

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022