THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26711

Karen Johnson Davidson County
Batch# 315303 **DEEDWARR**
11/14/2019 09:37:47 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20191114-0117399

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00.

Alex H. Craw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex H. Craw	NEW OWNER	
P. O. Box 90680		090120A00200CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Rebecca Darlene Clements, now known as Rebecca Clements Batson, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex H. Craw,**

HEREINAFTER CALLED THE, HIS HEIRS 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. 2 and private elements of Unit No. 2 on the plan of Lot No. 1, Harbor Village Estates, a Horizontal Property Regime, as of record in Plat Book 8250, Page 36, and as amended in Book 8250, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca Darlene Clements, an unmarried person by Special Warranty deed from Leader Federal Bank for Savings of record in Book 8742, page 372, Register's Office for Davidson County, Tennessee, dated September 25, 1992 and recorded on September 30, 1992. Rebecca Darlene Clements is now known as Rebecca Clements Batson.

The above described property has never been the marital residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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.

This is IMPROVED property known as **6426 Edsel Drive, Nashville, TN 37209.**

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 the 12th day of November, 2019.

Rebecca Clements Batson

Rebecca Clements Batson

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Clements Batson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of November, 2019.

My Commission expires: _____

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023