WARRANTY DEED

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 01/31/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lowell Crawford	Churchill Mortgage Corporation	098060A248.00
(NAME)	(NAME)	
1937 Hawks Nest Drive	761 Old Hickory Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we **James T. McKinley and Judy C. McKinley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lowell Alan Crawford and Linda Logene Crawford, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 222, on the Plan of Phase Two, Section D, Bridgewater, which of record in Instrument No. 20070419-0047123, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James T. McKinley and Judy C. McKinley, husband and wife by Warranty Deed from Arjun Siddu, dated 07/28/2017, and Recorded 08/10/2017 of record in Deed Instrument 01708100082034, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Instrument 200704190047123; Covenants, conditions, easements and restrictions recorded in Instrument 200510240128043, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Declaration of Taking Easement including terms and conditions thereof as recorded in Book 1291, Page 99; Final Decree including terms and conditions thereof as recorded in Book 1318, Page 28; Stormwater Detention Agreement recorded 02/22/2005 of record in Instrument 200502220019150; and Rights of others under the terms and conditions contained in the Quitclaim Deed to the Homeowner's Association of record in Instrument 200911100103837, and Scrivener's Affidavit recorded as Instrument No. 200911170105711 all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 317322 DEEDWARR
11/19/2019 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20191119-0119239

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1937 Hawks Nest Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 15th day of NOVEMBER, 2019.

By: _____
James T. McKinley

By: Judy C. McKinley
Judy C. McKinley

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. McKinley and Judy C. McKinley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY