Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 318365 DEEDWARR
11/22/2019 09:17:24 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20191122-0120701

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Bailie Crawford
Affiant

Subscribed and sworn to before me, this the 20th day of November, 2019.

Notary Public
My commission expires: 10-3 2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Bailie E. Crawford** | **First Community Mortgage, Inc** | **086-12-0-112.00** |
| **113 Saddlestone Ct S** | **262 Robert Rose Drive, Ste 200** | |
| **Hermitage, TN 37076** | **Murfreesboro, TN 37129** | |

FOR AND IN 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, WE,

**Noradean Johnson, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Bailie E. Crawford, unmarried woman, and Julie M. Crawford and Jesse A. Crawford, wife and husband,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot(s) 19, as shown on the map entitled the Plan of Rockwood Estates, of record in Instrument No. 20001013-0102078, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to NORADEAN JOHNSON, UNMARRIED, by deed from UNIVERSAL BUILDERS, LLC, of record in Instrument No. 20010717-0075808, dated July 2, 2001, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **113 Saddlestone Ct S, Hermitage, TN 37076**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 20th day of November, 2019.

**Noradean Johnson**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Noradean Johnson**, unmarried the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2019.

**Notary Public**

**My Commission Expires:** 10-5-20

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY