Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 331436 DEEDWARR
12/18/2019 10:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20191218-0130556

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 10/24/20
File No. G19-7170

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Christopher J. Crawford and Laura A. Crawford (NAME) | Community Mortgage 19045 E Valleyview Pkwy Suite F Independence, MS 64055 (NAME) | 142-16-0B-025.00-C |
| 401 Arlington Place (STREET ADDRESS) | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Patricia S. Peters, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J. Crawford and Laura A. Crawford, husband and wife,** 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 No. 25 on the Plan of Arlington Green, Phase 1, of record in Book 6900, Page 399 amended in Book 7517, Page 281, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia S. Peters by Deed dated May 1, 2019, recorded May 1, 2019, in Instrument Number 20190501-0040552, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 399 amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Book 8170, Page 450 ad Book 11272, Page 886, Register's Office for said County.
3. Common Area conveyed to Homeowners Association of record in Book 8625, Page 750; Book 9618, Page 880 and Book 11120, Page 191, Register's Office for said County.
4. Boundary Plat of record in Book 6900, Page 398, Register's Office for said County.
5. Restrictions as recorded in Book 8120, Page 402; Book 8181, Page 62; Book 8120, Page 485; Book 8180, Page 230; Book 8902, Page 963; Book 11232, Page 427; Book 8180, Page 232; Book 7517, Page 283; Book 7517, Page 367; Book 8180, Page 222; Book 8712, Page 619; Book 8712, Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 9150, Page 182;

Book 9492, Page 594; Book 9492, Page 600; Book 10692, Page 750; and Book 10692, Page 753, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 401 Arlington Pl, Nashville, TN 37221.

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. Whenever 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 13th day of December, 2019.

X _____
Patricia S. Peters

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2019, before me personally appeared Patricia S. Peters, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of December, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**