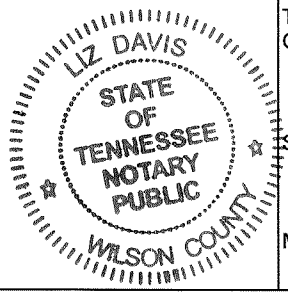
WARRANTY DEED

Karen Johnson Davidson County
Batch# 395847 DEEDWARR
05/05/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200505-0046937



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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
Eric T. Graves	Eric T. Graves	08416014200
(NAME)	(NAME)	
2611 Crump Drive	2611 Crump Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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**, I Ronald D. Crabb, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Eric T. Graves and Lisa S. Graves 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:

Being Lot No. 8, on the Map of Crump Heights, as of record in Book 1424, Page 144, Register's Office for Davidson County, Tennessee, to which plan is referenced for a more accurate description of property.

Said Lot fronts 58.4 feet on the south side of Crump Drive and runs back between lines, 209 feet on the West line and 203.2 feet on the East line to a dead line in the rear which measures 65.4 feet.

Being the same property conveyed to Dillon R. Crabb and Hazel W. Crabb by Warranty Deed from Paul Y. Fulghum and wife Barbara M. Fulghum dated 08/13/1951 in Book 2018, Page 4 Register's Office for Davidson County, Tennessee

Dillon R. Crabb having died on 07/09/1958 leaving Hazel W. Crabb the sole surviving tenant by the entirety

Hazel Grace Crabb died on 06/09/1998 leaving the said Ronald D. Crabb executor of the Estate of Hazel Grace Whitehead Crabb according to probate filed in Case 98P-1009 Davidson County Probate Division.

Being the same property conveyed to John P. Brown III, by Quit Claim Deed from Ronald D. Crabb, Executor of the Estate of Hazel Grace Whitehead Crabb then further conveyed from John P. Brown III to Ronald D. Crabb dated 12/29/1998 in Book 11298, Page 300 Register's Office for Davidson County, Tennessee

All matters shown on the plat of record in Plat Book 1424, Page 144, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 1782, Page 67, and Book 1807, Page 411, Register's Office for Davidson County, Tennessee.

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 ☒ 2613 Crump Drive, Nashville, TN 37214

(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 1st day of May 2020 .

Ronald D. Crabb

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 Ronald D. Crabb, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of May, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY