(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES 03-08-21 (AFFIX SEAL)

Y-BR-20-641

Karen Johnson Davidson County
Batch# 400875 DEEDWARR
05/15/2020 10:35:10 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200515-0050549

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Leonard T. Blackwell and Patricia P. Blackwell	CMG Mortgage, Inc., dba CMG Financial	
(NAME) **641 Old Hickory Boulevard #124**	(NAME) 3150 Crow Canyon Rd. #400	171-C3-0B-099.00-CO
(ADDRESS) **Brentwood, TN 37027-3948**	(ADDRESS) San Ramon, CA 94583	
(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 consideration, the receipt of which is hereby acknowledged, **DEIRDRE P. DUDLEY, TRUSTEE OF THE ARTHUR M. CRAGG TRUST UW DATED 8/26/2014 AND DEIRDRE P. DUDLEY, TRUSTEE OF THE STEPHEN P. CRAGG TRUST UW DATED 8/26/2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEONARD T. BLACKWELL AND PATRICIA P. BLACKWELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 102, as shown on the map entitled Plan of Phase One Section Two Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen P. Cragg, unmarried by Warranty deed from Frank M. Madonia, Unmarried of record in Instrument No. 20130501-004380 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 01, 2013.

The said Kathleen P. Cragg deceased on or about July 7, 2016, leaving a Last Will and Testament filed at Case No. 16P-1267, Seventh Circuit Court for Davidson County, Tennessee (Probate).

Being the same property conveyed to Deirdre P. Dudley, Trustee, and her successors in trust, of the Arthur M. Cragg Trust UW dated 8-26-2014, as to an undivided fifty percent (50%) tenant in common interest; and Deirdre P. Dudley, Trustee, and her successors in trust of the Stephen P. Cragg Trust UW dated 8-26-2014, as to an undivided fifty percent (50%) tenant in common interest, by Co-Executors' Deed from Deirdre P. Dudley and John G. Putman, Co-Executors to the Estate of Kathleen Putman Cragg, of record in Instrument No. 20170404-0032755, Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on April 4, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended and supplemented in Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 10453, page 931, Book 10628, page 517, Book 10694, page 541, Book 11550, page 531, Book 11682, page 75, Instrument No. 20030718-0070558, and Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 7798, page 843, in the Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Fredericksburg Homeowner's Association, Inc., of record in Book 11753, page 208, and Instrument No. 20131023-0110469, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 40, Book 10126, page 430, Book 11550, page 529, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, page 45, as amended in Book 10126, page 486, Book 10275, page 959, Book 10694, page 539, Book 11550, page 554, and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643, Book 9607, page 431, Book 7993, page 269, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of record in Book 9698, page 81, and Book 9698, page 124, in the Register's Office for Davidson County, Tennessee.

- Cable Television and Maintenance Agreement of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth Telecommunications of record in Book 10709, page 143, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed to the State of Tennessee of record in Book 7851, page 712, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10357, page 920, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 10012, page 756, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of record in Plat Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109635, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **641 Old Hickory Boulevard #124, Brentwood, Tennessee 37027-3948**.

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), their heirs and 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), 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 the 12th DAY OF MAY, 2020.

Arthur M. Cragg Trust UW dated 8/26/2014

BY: _____
Deirdre P. Dudley
Trustee

Stephen P. Cragg Trust UW dated 8/26/2014

BY: _____
Deirdre P. Dudley
Trustee

STATE OF Arkansas
COUNTY OF Garland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEIRDRE P. DUDLEY, TRUSTEE of ARTHUR M. CRAGG TRUST UW DATED 8/26/2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of May, 2020.

_____
Notary Public
My Commission Expires: 9-26-2021
(SEAL)

OFFICIAL SEAL
TIA SMITH
NOTARY PUBLIC
GARLAND COUNTY, ARKANSAS
COMMISSION #12384224
MY COMMISSION EXP. 09-26-2021

STATE OF Arkansas
COUNTY OF Garland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEIRDRE P. DUDLEY, TRUSTEE of STEPHEN P. CRAGG TRUST UW DATED 8/26/2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of May 2020.

_____
Notary Public
My Commission Expires: 9-26-2021
(SEAL)

OFFICIAL SEAL
TIA SMITH
NOTARY PUBLIC
GARLAND COUNTY, ARKANSAS
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