THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527150

Karen Johnson Davidson County
Batch# 414224 **DEEDWARR**
06/12/2020 03:08:06 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20200612-0060490

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2020.

Notary Public
My Commission Expires: 5/3/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adren Crawford 1409 57th Avenue North Nashville TN 37209	~~New Owner~~ SWBC Mortgage 9311 San Pedro # 100 San Antonio TX 78216	Tax Parcel ID No. 091-06-0M-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morgen M. Watson and Matthew H. Watson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Roger Adren Crawford,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

UNMARRIED

Land in Davidson County, Tennessee, being Unit No. 5 , on the Horizontal Property Regime for West Mill Townhomes, as established in the Declaration of record in Instrument No. 20141223-0117663, First Supplementary Declaration of record in Instrument No. 20150424-0036748 , Second Supplementary Declaration of record in Instrument No. 20150929-0098582, Third Supplementary Declaration in Instrument No. 20151218-0127193 and Fourth Supplementary Declaration in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete d escription .

Being the same property conveyed to MORGEN M. GILREATH, UNMARRIED AND MATTHEW H. WATSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CRAIGHEAD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160201-0009321 , dated January 29, 2016 , said Register's Office.

Morgen M. Gilreath having since married and is now known as Morgen M. Watson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-06-0M-005.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141223-0117663, First Supplemental Declaration of record in Instrument No. 20150424-0036748, Second Supplemental Declaration of record in Instrument No. 20150929-0098582, Third Supplementary Declaration in Instrument No. 20151218-0127193 and Fourth Supplementary Declaration in Instrument No. 20151218-0127350, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.
Matters shown on the Plan No. 2 of West Nashville, of record in Book 57, page 172, Register' s Office for Davidson County, Tennessee.

Dedication and Conveyance of Easement to City of Nashville of record in Book 1939, page 214, Register' s Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140821-0076262, Register' s Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140821-0076274, Register' s Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, water mains, pumps and appurtenances granted to Metropolitan Government of Nashville and Davidson County, of record in instrument No. 20141219-0116216, Register' s Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, water mains, pumps and appurtenances granted to Metropolitan Government of Nashville and Davidson County, of record in instrument No. 20141219-0116173, Register' s Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140821-0076262, Register' s Office for Davidson County, Tennessee.

This is improved property located at 1409 57th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2020.

Morgen M. Watson

Matthew H. Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgen M. Watson and Matthew H. Watson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2020.

Notary Public

My Commission Expires: _____