Karen Johnson Davidson County
Batch# 429321 DEEDWARR
07/01/2020 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,115.55
20200701-0071241

2712

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-2023

(AFFIX SEAL)

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren W. Kirby	Caliber Home Loans	Parcel ID: 142 07 0F 017.00
(NAME) 7252 Highway 70 S #501	(NAME) PO Box 650856	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Dallas, TX 75265-0856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Todd Clayton Crawford, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren W. Kirby, a single woman**, 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 17, Unit No. 501, also designated as Unit No. 17, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Clayton Crawford, unmarried man, by Warranty Deed from Stuart Duncan Routon and Ashley Joan Routon, husband and wife, of record in Instrument No. 20170526-0052964, in the Register's Office of Davidson County, Tennessee, dated May 26, 2017 and recorded on May 26, 2017.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Sarah Tillery Tanzine joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 S , #501, 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. 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 our hands this 30 day of JUNE, 2020

Todd Clayton Crawford

Sarah Tillery Tanzine

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Todd Clayton Crawford and Sarah Tillery Tanzine, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public

My Commission Expires: LA LILLEY

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020