THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 444795 **DEEDWARR**
07/28/2020 11:43:12 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20200728-0082647

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Crawford	First National Bank of Middle Tennessee	MAP 145-09-0
5905 Robert E. Lee Court	200 East Main Street	PARCEL 043.00
Nashville, TN 37215	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **The Estate of Lauren P. Page**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Crawford and Laura 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. 110 on the Plan of Tyne Valley Estates, Section Five of record in Plat Book 3600, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 110 fronts 240.37 feet on the North side of Robert E. Lee Court and extends back 226 feet on the East line and 235.2 feet on the West lint to a broken line in the rear on which it measures 248.3 feet.

Being the same property conveyed to David L. Page and wife, Lauren P. Page by Warranty deed from Mary Louise Rodgers McKay of record in Book 4599, page 450, Register's Office for Davidson County, Tennessee, dated April 20, 1972 and recorded on May 03, 1972.

Being the same property conveyed to Lauren P. Page by Quitclaim deed from David L. Page of record in Instrument No. 20050906-0106367 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on September 06, 2005.

The said Lauren P. Page having since died under her Last Will and Testament being Probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Case No. 19P-1879. Pursuant to such Last Will and Testament the Executor of the Estate is given authority to Administer real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **5905 Robert E. Lee Court, Nashville, TN 37215.**

PREPARED BY: **RETURNED TO:**
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

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 my hand this the 24th day of July, 2020.

The Estate of Lauren P. Page

BY: TRUXTON TRUST COMPANY, EXECUTOR

ITS: Vice President

Susan Ney, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared SUSAN NEY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the VICE PRESIDENT of TRUXTON TRUST COMPANY, EXECUTOR of **The Estate of Lauren P. Page**, and is authorized by TRUXTON TRUST COMPANY, the maker to execute this instrument on behalf of TRUXTON TRUST COMPANY, the maker.

Witness my hand and seal this the 24th day of July, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON