Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 445867 DEEDWARR
07/29/2020 12:33:01 PM 2 pgs
Fees: $13.00 Taxes: $1,626.15

20200729-0083503

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,500.00

KCh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

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
Terrance Crawford, Jr.	NEW OWNER	137040B03600CO
(NAME)	(NAME)	
2517 Arbor Point Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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/we **Richard B. Thompson Jr. and Nicole J. Thompson, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Terrance Crawford, Jr and Juavanna Johnson-Crawford, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 36, on the Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard B. Thompson Jr. and Nicole J. Thompson, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 11/18/2016 and recorded 11/21/2016, of record in Instrument 201611210122937, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument 200711290138522, Covenants, conditions, easements and restrictions recorded in Instrument 200812010116546 and Amendment of recorded in Instrument 201501220006403; Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines; Ingress/Egress and Appurtenances of recorded in Instrument 201602250018137; Stormwater Detention Agreement of record in Instrument 200503210030718; Charter of Arbor Crest Owners Association of record in Instrument 200609140113687, all of record in the 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 ☒ **2517 Arbor Point Cove, Hermitage, TN 37076**
(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 27th day of July, 2020.

Richard B. Thompson, Jr.

Nicole J. Thompson

State of North Carolina
County of Cabarrus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard B. Thompson Jr. and Nicole J. Thompson**, 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 27th day of July, 2020.

Notary Public

My Commission Expires: 11/12/2021

JOHN H. FRECHETTE NOTARY PUBLIC MECKLENBURG COUNTY, NC My Comm. Exp. Nov. 12, 2021

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

File No.: 786880
Warranty Deed TN