Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $236,500.00

Affiant

Subscribed and sworn to before me this 24th day of September, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 482820 DEEDWARR
09/24/2020 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $875.05
20200924-0110025

Address of New Owner:	Send Tax Bills to:	Tax Information
James T. McCraw and Shelley McCraw 242 Heathstone Circle Franklin, TN 37069	Same	172-15-0A-262.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jason W. Ellerbrook and Leslie M. Ellerbrook, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James T. McCraw and Shelley McCraw, husband and wife**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 269 on the Plan of Holt Woods, Section 13, of record in Plat Book 9700 Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason W. Ellerbrook and wife, Leslie M. Ellerbrook by Deed from Jamie L. Downing, unmarried, of record in Instrument No. 20020610-0069948, Register's Office for Davidson County, Tennessee, and dated June 5, 2002.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Holt Woods of record in Plat Book 9700 Page 599 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 9570, Page 22 in the official records of the Davidson County Register of Deeds.

3. Charter of Holt Woods Homeowners Association of record in Book 9570 Page 5 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 9570 Page 13 Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 10316 Page 585 Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 10584 Page 124 Register's Office for Davidson County, Tennessee.

7. PUD Boundary Addition of record in Book 7900 Page 668 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2705 Campa Circle, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of September, 2020.

Jason W. Ellerbrook

Leslie M. Ellerbrook by Jason W. Ellerbrook, her Attorney-In-Fact

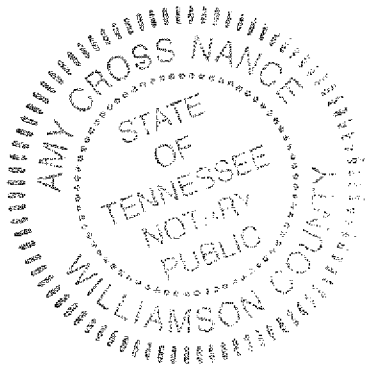
202009240110025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2020, before me personally appeared Jason W. Ellerbrook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2020.

Notary Signature
My commission expires: 2/12/23

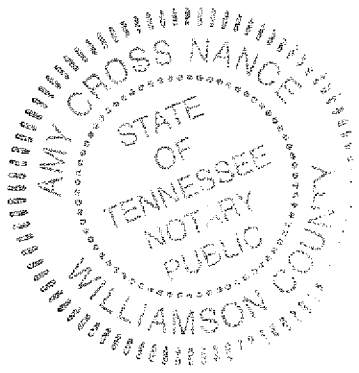


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2020, before me personally appeared Jason W. Ellerbrook to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leslie M. Ellerbrook acknowledged that such person executed the same as the free act and deed of Leslie M. Ellerbrook.

Notary Public

My Commission expires 2/12/23



202009240110025

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY