This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 487902 **DEEDWARR**
10/02/2020 09:01:24 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50
20201002-0113901

Terrie D. Crawford

TO: Michael Martin and Callen Martin
4009 Sneed Rd.
Nashville, TN 37215

MAP & PARCEL:
116-16-0-156.00

SEND TAX BILLS TO: Capstar Bank, 2002 Richard Jones Rd., Ste 300A, Nashville, TN 37215

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Terrie D. Crawford, married, Grantor herein; have bargained and sold and by these presents do convey unto Michael G. Martin and Callen C. Martin, husband and wife, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of Krohn Subdivision, of record in Plat Book 7900, page 310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> BEING the same property conveyed to W. Morgan Crawford and wife, Terrie D. Crawford, by deed from Robert Hilton Wickham, married, of record in Book 8564, page 334, dated February 28, 1992, Register's Office of Davidson County, Tennessee. Being further conveyed to Terrie D. Crawford by quitclaim deed from W. Morgan Crawford, of record in Instrument No. 20100720-0056752, dated July 16, 2010, said Register's Office.

This conveyance is subject to the lien of 2020 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to all matters shown on the Plan of record in Plat Book 7900, page 310, Register's Office of Davidson County, Tennessee, and to all other matters of record.

W. Morgan Crawford, joins herein and does convey to the grantees all interest he may have in the above-described property as the spouse of Terrie D. Crawford, but does not join in the warranties herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 29 day of Sept., 2020.

Terrie D. Crawford

W. Morgan Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Terrie D. Crawford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 29th day of September, 2020.

NOTARY PUBLIC

My commission expires: 7/17/2021

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, W. Morgan Crawford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 29th day of September, 2020.

NOTARY PUBLIC

My commission expires: 7/17/2021

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00.

Affiant

SWORN to and subscribed before me,

this the 29th day of September, 2020.

NOTARY PUBLIC

My commission expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON