Karen Johnson Davidson County
Batch# 517019 DEEDWARR
11/16/2020 12:00:22 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20201116-0134874

WARRANTY DEED

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

File #2020-641

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,000.00.

Affiant

Subscribed and sworn to before me on November 11, 2020.

NOTARY PUBLIC
My Commission Expires:

LIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Alexandra Catherine Bettag 817 3rd Ave N., #306 Nashville, TN 37201	New Owner	082-13-0E-306.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIELLE CRAWFORD, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ALEXANDRA CATHERINE BETTAG, UNMARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 306, together with Storage Space No. 3A, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and Amended by Surveyors Certificate of Correction of record as Instrument No. 20080111-0003637, and Amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Unit No. 306 is assigned parking space 16 as shown on the plan of the parking space assignment as of record as Instrument No. 20080609-0059308, said Register's Office.

Being the same property conveyed to DANIELLE CRAWFORD, AN UNMARRIED WOMAN, by deed from RALPH E. LOVELACE, JR. AND WIFE, CYNTHIA B. LOVELACE, of record as Instrument No. 20160502-0042957, dated April 27, 2016, said Register's Office.

Storage Space No. 3J was erroneously conveyed in Instrument No. 20160502-0042957, dated April 27, 2016, said Register's Office.
Storage Space No. 3J was previously conveyed in Instrument No. 20160502-0042923, dated April 22, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 817 3rd Ave N., #306, Nashville, TN 37201.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on November 11, 2020.

Grantor:

Danielle Crawford

Danielle Crawford

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DANIELLE 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 11 day of November, 2020.

Katherine E Barrett

Notary Public

My commission expires: 1-3-21

KATHERINE E BARRETT
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
January 3, 2021