This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 531389 DEEDWARR
12/11/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20201211-0145889

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $555,000.00.

Affiant

Subscribed and sworn before me this the 4th day of December, 2020.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:
Andrew David Hill
1613 Alayna Drive
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:
126-14-0A 092.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACKSON R. CRABTREE AND KATHRYN CRABTREE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW DAVID HILL AND KATY RAE HILL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the Final Plat of Travis Trace Subdivision, Phase 4, of record at Instrument No. 20190710-0067020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jackson R. Crabtree and Kathryn Crabtree, Husband and Wife, by deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated 11/15/2019, of record in Instrument No. 20191118-0118419, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1613 Alayna Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 4 day of December, 2020.

Jackson R. Crabtree

Kathryn Crabtree

STATE OF Florida

COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jackson R. Crabtree and Kathryn Crabtree, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of December, 2020.

My commission expires: January 11, 2022

Notary Public

TAMELA J. CLARK
MY COMMISSION # GG 153394
EXPIRES: January 11, 2022
Bonded Thru Notary Public Underwriters

True Copy Certificate of Authenticity

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

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021