Record & Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Elizabeth Cranford
427 Hickory Glade Dr
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch# 543831 **DEEDWARR**
12/31/2020 09:47:04 AM 2 pgs
Fees: $13.00 Taxes: $638.25

20201231-0154943

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **162-01**
GROUP **A**
PARCEL **020.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lynda K. Towe, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Elizabeth Cranford and Lydia Beth Cranford, tenants in common with the right of survivorship**, hereinafter called the GRANTEES, their heirs and 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 Unit No. 20 on the Plan of Phase I, Hickory Glade, as shown by plat and survey of record in Plat Book 6250, page 889, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynda K. Towe, unmarried by deed from John A. Hutchinson, a single man of record in Instrument no. 20190212-0013059, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **427 Hickory Glade Dr, Antioch, Tennessee 37013.**

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 covenants 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 my hand this the 22 day of **December, 2020.**

Lynda K Towe by R Francene Kavin atty-in-fact

Lynda K. Towe, by R. Francene Kavin, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **R. Francene Kavin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Lynda K. Towe, the bargainor,** and as Attorney in Fact, she executed the within Warranty Deed by signing the name of **Lynda K. Towe** for the purposes therein contained.

WITNESS my hand and official seal this 22 day of December, 2020.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $172,500.00.

$172,500

AFFIANT

Subscribed and sworn to before me on this 22nd day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 7.26.21

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY