Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-ARE-20-2705

Karen Johnson Davidson County
Batch# 549400 DEEDWARR
01/07/2021 11:35:38 AM 3 pgs
Fees: $18.00 Taxes: $1,305.73

20210107-0003335

Prepared by:
Amy Cross Nance
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 $352,900.00

Brian Mitchell
Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 5th **day of January, 2021**

Dawn Martin
Notary Public
My commission expires: 10/2/23

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Betty Anderson 2705 Campa Circle Nashville, TN 37211	new owner	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 **James T. McCraw and Shelley McCraw, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Betty Anderson, an unmarried woman,** hereinafter called the Grantee(s) her 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 James T. McCraw and Shelley McCraw, husband and wife, by deed from Jason W. Ellerbrook and Leslie M. Ellerbrook, husband and wife, of record in Instrument No. 20200924-0110025, Register's Office for Davidson County, Tennessee, and dated September 24, 2020.

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

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

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

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

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

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

8. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

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 her 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

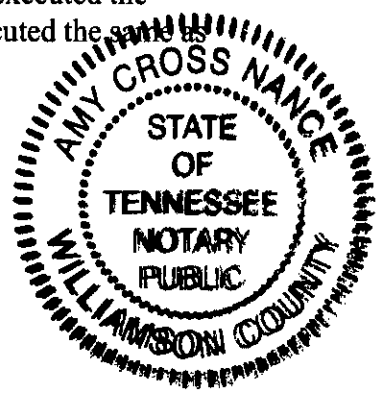
In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of January, 2021.

James T. McCraw

Shelley McCraw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of January, 2021, before me personally appeared James T McCraw and Shelley McCraw, 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 4th day of January, 2021.

Notary Signature
My commission expires: 2/12/23

This Document was executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, and/or Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020.