Karen Johnson Davidson County
Batch# 570510 DEEDWARR
02/08/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20210208-0017980

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132632

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $318,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of February, 2021.

Notary Public
My Commission Expires: 3.17.2024

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Olivia Asta 303 Ashlawn Court Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0G-303.00 CO

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 of which is hereby acknowledged, **Eric Davis Crawford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olivia Asta, Unmarried Woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 303, Burton Hills, Village of Ashlawn, A Condominium, as established under Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, in the Register' s Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to ERIC DAVIS CRAWFORD, by deed from MICHELE AHLUWALIA, of record in Instrument No. 20160322-0027041 , dated March 16, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-06-0G-303.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 978 amended in Book 6900, page 304, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520 and Book 7076, page 691, said Register's Office.

Easement granted to Middle Tennessee Electric Membership Corporation of record in Book 3702, page 250, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 491, said Register's Office.

Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416, said Register's Office.

This is improved property located at 303 Ashlawn Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2021.

Eric Davis Crawford by Megan Smithwick, his Attorney-in-Fact

Eric Davis Crawford by Megan Smithwick, his Attorney-in-Fact

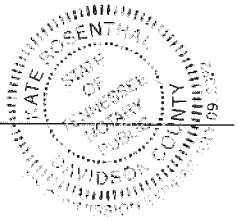
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Smithwick, 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, and who further acknowledged that she is the Attorney-in-Fact for Eric D. Crawford and that she is authorized by Eric D. Crawford to execute this instrument on his behalf.

Witness my hand, at office, this 5th day of February, 2021.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

My Commission Expires: March 17, 2024