WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

G-CR-21-6045

Karen Johnson Davidson County
Batch# 707206 DEEDWARR
08/30/2021 03:40:06 PM 2 pgs
Fees: $13.00 Taxes: $1,426.35

20210830-0116860

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharon N. Crow	**NEW OWNER**	
(NAME)	(NAME)	**172-12-0B-009.00-CO**
6045 Bradford Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. CRINEAN AND ROSALIND T. CRINEAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON N. CROW, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Bradford Hills R-15 Residential P. U. D. (Formerly Gillespie Meadows) of record in Plat Book 7900, Page (s) 110 through 112, inclusive, 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 James C. Crinean and Rosalind T. Crinean, husband and wife by Warranty deed from John C. Carlson and wife, Corrie L. Carlson of record in Instrument No. 20170802-0078675 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Book 7900, Pages 110 through 112, inclusive, Register's Office for Davidson County, Tennessee.
- P. U. D. Boundary record in Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8292, Page 753, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8377, Page (s) 769 and 808, and in Book 10208, Pages 940 and 781, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell and Telegraph of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6045 Bradford Hills Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 26th DAY OF AUGUST, 2021.

James C. Crinean

James C. Crinean

Rosalind T. Crinean

Rosalind T. Crinean

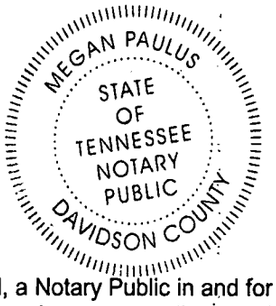
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. CRINEAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



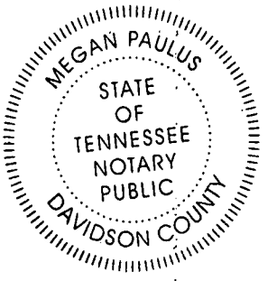
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSALIND T. CRINEAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212