Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0391

Karen Johnson Davidson County
Batch# 710375 DEEDWARR
09/07/2021 09:18:26 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210907-0119298

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 215,000.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of September, 2021

Kayla R. Johnson
Notary Public

Commission Expires: 11-01-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randy Haley 2119 Westwood Avenue Nashville, TN 37212	NEW OWNER	071-10-0-062.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Travis J. Crawford, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randy Haley and Martha Battlefield, Tenants by the Entirety

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 Lot No. 69-A on the Plan of Zone Lot Division of Lots 69 and 70, J. B. Haynie's Cumberland Heights, as of record in Book 6200, Page 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Travis J. Crawford, an unmarried man, by Warranty Deed from Lee Consulting Engineers, LLC, a Tennessee limited liability company, dated 7/31/2018 and recorded 8/1/2018 in Instrument Number 20180801-0075131, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20210907-0119297, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1300A Aline Avenue, Nashville, TN 37207.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31 day of August, 2021.

Travis J Crawford by Diana Crawford, Attorney in Fact

Travis J. Crawford by Diana Crawford,
Attorney-In-Fact

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Diana Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Travis J. Crawford and that she is authorized by Travis J. Crawford to execute this instrument on his behalf.

Witness my hand and seal at Lilburn, Georgia, this 31 day of Aug, 2021.

Rochelle Markos
Notary Public at Large
My commission expires: 5-16-22

ROCHELLE MARKOS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA EXPIRES 5-16-22