WARRANTY DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/15/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diane Moseley Crabtree	Diane Moseley Crabtree	17100006600
(NAME) 5662 Cloverland Drive	(NAME) 5662 Cloverland Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Mark L Warren and Diane B Warren,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Diane Moseley Crabtree, a married woman,** hereinafter called the GRANTEE(S), his/her/their 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. 13, on the plan of BRENTWOOD GARDENS, of record in Plat Book 1130, Page 16, 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 Diane B. Warren and Mark L. Warren by Warranty Deed dated November 7, 2011 from John E. Waller and Carmella Waller, husband and wife, as recorded in Instrument No. 201111140088863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as shown on Plat of record in Plat Book 1130, Page 16 and (2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7389, Page 149, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions.

unimproved ☐

This is improved ☒ 5662 Cloverland Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1455434
Warranty Deed TN

Karen Johnson Davidson County
Batch# 748069 DEEDWARR
11/03/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211103-0146851

202111030146851

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), his/her/their 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), his/her/their 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.

Effective the 29th day of October, 2021.

Mark L Warren by Christopher R. Jackson, as Attorney-in-Fact

Mark L Warren by Christopher R. Jackson, as
Attorney-in-Fact

Diane B Warren by Christopher R. Jackson, as Attorney-in-Fact

Diane B Warren by Christopher R. Jackson, as
Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 29th day of October, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher R. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mark L. Warren and Diane B. Warren, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 202111030146850, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of October, 2021.

Notary Public:
My Commission Expires: 1-9-2025

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 29, 2021.

Signature
Date: October 29, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 29th day of October, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, 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

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD