Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

| This Instrument Prepared By and Returned To:<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20216192<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,100,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 30th day of November, 2021.<br><br>Notary Public<br>My Commission Expires: _____ |
|---|---|

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 766168 **DEEDWARR**
12/02/2021 01:07:04 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20211202-0159910

# WARRANTY DEED

**THIS INDENTURE**, made this 30th day of November, 2021, among:

**ANDREW WARD, UNMARRIED MAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**KEITH CROSTHWAITE AND KATHERINE CROSTHWAITE, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Unit B of 1921 A and B Warfield, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1921 A and B Warfield, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150615-0056883, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1921 A and B Warfield, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150615-0056883, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Andrew Ward, unmarried man by Warranty deed from Everett Associates, a Tennessee General Partnership of record in Instrument No. 20160711-0070829 Register's Office for Davidson County, Tennessee, dated July 08, 2016 and recorded on July 11, 2016.**

**Being also known as 1921 Warfield Dr B Nashville, Tennessee 37215.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Andrew Ward**

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 30 day of November, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

**Owner Name & Property Address:**

Name: Keith Crosthwaite and Katherine Crosthwaite
Address: 1921 Warfield Drive
City, State, Zip: Nashville, TN 37215

**Responsible Party For Taxes:**

Name: New Owner
Address: _____
City, State, Zip: _____

**Tax ID: 131-02-2F-002.00-CO**