Karen Johnson Davidson County
Batch# 812265 DEEDWARR
02/28/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20220228-0022236

5395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-0059

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Grogan and Tyler Grogan	Royal United Mgt.	015-00-0-083
(NAME)	(NAME)	
2856 Union Hill Rd	7999 Knue Rd. Ste 300	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Indianapolis, IN 46250	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brianna R. Cox n/k/a Brianna R. Crawford and John Russell Crawford, II, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Grogan, unmarried and Tyler Grogan, unmarried, as joint tenants in common with right of survivorship,** 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 part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plat Book 2, Page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, Surveyor, October 13, 1960, and John Kohl and Company, P.C., dated June 1, 1992, as follows:

Beginning at a point in Union Hill Road, the Southeast corner of the tract conveyed to George Robert Milliken, by deed of record in Book 2241, Page 601, Register's Office for Davidson County, Tennessee; thence with Union Hill Road, North 37 degrees 30 minutes East 530 feet to a point; thence North 31 degrees East 125 feet to a point; thence leaving Union Hill Road, North 73 degrees 30 minutes West 420 feet to a point in GR. Milliken's Easterly line; thence with Milliken's Easterly line, South 4 degrees 30 minutes East 230 feet to a point and South 1 degree East 425 feet to the point of beginning, containing 2.89 acres, more or less.

Being the same property conveyed to Brianna R. Cox, an unmarried woman and John Russell Crawford, II an unmarried man, as Tenants in Common with Rights of Survivorship by Warranty deed from Brady Development Group, LLC, a Texas Limited Liability Company of record in Instrument No. 20191227-0133465 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 27, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2, Page 183, Register's Office for Davidson County, Tennessee. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 2856 Union Hill Rd, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 15th DAY OF FEBRUARY, 2022.

Brianna R. Cox n/k/a Brianna R. Crawford

John Russell Crawford, II

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Brianna R. Cox, and John Russell Crawford, II, 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 at office, this 15th day of February, 2022.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
Notary Public
State of Tennessee
Williamson County

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 15 day of February, 2022.

Ernest D Bennett III 2/15/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 15 day of February, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023