WARRANTY DEED

Karen Johnson Davidson County
Batch# 920170 DEEDWARR
09/22/2022 10:29:18 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220922-0105339

Y-OPR-22-804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires on 06/1/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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)
Stone Management Corporation	**New Owner**	
(NAME)	(NAME)	**059-14-0-277.00**
5100 Nolensville Rd		
(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, **ADRIANNE E. CRUTCHER AND BRIAN D. CRAWFORD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONE MANAGEMENT CORPORATION, A TENNESSEE CORPORATION,** 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. 25-B on the Plan of Zone Lot Division, Lots 6, 21, and 25, Hillmore Subdivision, of record in Plat Book 6250, Page 600, 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 Adrianne E. Crutcher, single by Warranty deed from Les Lazarus and Namhee Brewer of record in Instrument No. 20080818-0084291 Register's Office for Davidson County, Tennessee, dated August 15, 2008 and recorded on August 18, 2008.

Adrianne E. Crutcher having since married. Brian D. Crawford joins in to convey any marial interest he has in the subject property.

This conveyance is subject to:
- 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 6250, Page 600, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6423, Page 597, 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: **804 Hillmore Drive, Nashville, Tennessee 37218**.

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 20th DAY OF SEPTEMBER, 2022.

Adrianne E. Crutcher

Brian D. Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANNE E. CRUTCHER, 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 20th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN D. CRAWFORD, 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 20th of September, 2022.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212