THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845670

Karen Johnson Davidson County
Batch# 1053470 **DEEDWARR**
09/25/2023 09 56 58 AM 2 pgs
Fees $13 00 Taxes $5,735 00

20230925-0074975

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 05, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Franklin Pike Holding, LLC. PO Box 1061 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 104 14 0G 147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George West Crafton and Ladonna B. Crafton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin Pike Holding, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36, as shown on the Plat of Whitworth Phase 02, of record in Plat Book 7900, Page 470, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George West Crafton and wife, Ladonna B. Crafton, by Warranty Deed from Clements-Bartosh Interests, L.L.C., of record in Instrument No. 20020426-0051670, in the Register's Office of Davidson County, Tennessee, dated April 25, 2002 and recorded on April 26, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitworth Phase 02, as recorded in Plat Book 7900, Page(s) 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, as amended in Book 8282, Page 45; Book 8830, Page 249; Book 9144, Page 153; Book 9778, Page 27, Instrument No. 20020812-0097386, Instrument No. 20100615-0046543, Scrivener's Affidavit recorded in Instrument No. 20160919-0098409; further amended in Instrument No. 20170720-0073719, Designation and Agreement recorded in Book 8830, Page 270.

Easement for Sewer, recorded in Book 3467, Page 204 and Book 3573, Page 442.

Easement for Sanitary Sewer, recorded in Book 9523, Page 156.

Easement recorded in Book 9523, Page 134.

This is improved property located at 53 Whitworth Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2023.

George West Crafton

Ladonna B. Crafton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George West Crafton and Ladonna B. Crafton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2023.

Notary Public
My Commission Expires: _____

