Karen Johnson Davidson County
Batch# 1232929 DEEDWARR
02/03/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250203-0007922

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this the 29th day of January, 2025. Notary Public My commission expires:

PENNY BOWHALL
Notary Public - State of Florida
Commission # HH 621964
My Comm. Expires Dec 16, 2028
Bonded through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Cole Crampton	SWBC MORTGAGE CORP	083-14-0-238.00
314 South 17th Street	9311 SAN PEDRO AVE STE 100	
Nashville, TN 37206	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **LISA A. PRIMM AND FRANKLIN D. PRIMM JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT COLE CRAMPTON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly 37.0 feet of Lot No. 93 and the Northerly 13.0 feet of Lot No. 94 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 93 and 94 front together 50.0 feet on the Westerly side of South 17th Street and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Lisa A. Primm and Franklin D. Primm, Jr., Wife and Husband by Warranty Deed from Mark Miller and Erin E. Miller, husband and wife of record in Instrument No. 20140610-0050524 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 314 South 17th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~29th~~ CMC 27TH day of January, 2025.

Lisa A. Primm

Franklin D. Primm Jr.

STATE OF FLORIDA
COUNTY OF BAY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa A. Primm and Franklin D. Primm Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2025.

Notary Public

My Commission Expires: _____

PENNY BOWHALL
Notary Public - State of Florida
Commission # HH 621964
My Comm. Expires Dec 16, 2028
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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 29, 2025.

Affiant Signature

3rd day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028