

Prepared by

## **Fayette County Title Company**

12915 Main Street \*\*\* Phone (901) 465-8675

Somerville, Tennessee 38068

Return To:

EDCO Title & Closing Services

6510 Stage Road, Suite 1

Bartlett, TN 38134

(901) 382-0470

File # 21-1665506

### **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT**, Glenda G. Cox, an unmarried woman, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto William T. Crawford, \*hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Fayette County, Tennessee, with same being more particularly described as follows, to-wit:

\*aka William Travis Crawford and wife Linda Crawford

A 1.37 acre part of the James Russell 100 acre tract in Fayette County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the westerly Right-of-Way line of Highway 195 (50 feet wide) a distance of 1649.53 feet northeastwardly as measured along said westerly line from its tangent intersection with the center line of Russell Road; thence South 89 degrees 43 minutes 09 seconds West a distance of 315.79 feet to a point; thence North 00 degrees 15 minutes 19 seconds East a distance of 315.79 feet to a point on the northerly line of said James Russell 100 acres tract thence North 89 degrees 43 minutes 09 seconds East along said northerly line a distance of 190.00 feet to a point on the westerly Right-of-Way line of said Highway 196; thence South 00 degrees 15 minutes 19 seconds West along said westerly line a distance of 315.79 feet to the point of beginning.

This is the same property designated as Tax Map 184, Parcel 8.01 in the Tax Assessor's Office in Fayette County Tennessee.

Being the same property conveyed to Glenda G. Cox by Warranty Deed recorded in Book 540, Page 475, in the Register's Office of Fayette County, Tennessee.

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

**AND THE GRANTOR(S)** does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record. Also subject to any and all easements and encroachments apparent from an inspection of the property and the 2021 property taxes, which the above named Grantee(s) hereby assume(s) and agree (s) to pay.

**AND THAT TITLE** and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 3rd day of June, 2021.

GLENDAG. COX

GLENDAG. COX

By: Stephen Robert Smith

Attorney-in-Fact

By Stephen Robert Smith, POA

State of Tennessee

County of Fayette

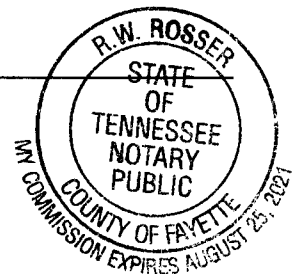
On this the 3rd day of June, 2021, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Stephen Robert Smith as Attorney-in-Fact for Glenda G. Cox to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires:

8/25/21

R.W. Rosser  
Notary Public



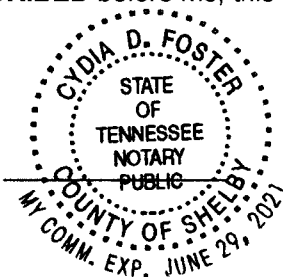
### AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me, this the 3rd day of June, 2021.

My Commission Expires:



Cydia D. Foster  
Notary Public

### MAIL TAX BILLS AND DEED TO:

William T Crawford  
945 Highway 196  
Piperton, TN 38017

### NEW PROPERTY OWNER AND PROPERTY ADDRESS:

William T. Crawford  
945 Highway 196 .  
Piperton, TN 38017

File No.: 2112449

**FAYETTE COUNTY  
TRANSFER**  
  
**JUN 07 2021**  
  
**MARK WARD**  
**ASSESSOR OF PROPERTY**  
BY Mark Ward



**21005193**

|                              |                |
|------------------------------|----------------|
| 2 PGS:AL-WARRANTY DEED       |                |
| EDDIE BATCH: 114300          |                |
| <b>06/07/2021 - 09:50 AM</b> |                |
| VALUE                        | 340000.00      |
| MORTGAGE TAX                 | 0.00           |
| TRANSFER TAX                 | 1258.00        |
| RECORDING FEE                | 10.00          |
| DP FEE                       | 2.00           |
| REGISTER'S FEE               | 1.00           |
| <b>TOTAL AMOUNT</b>          | <b>1271.00</b> |

STATE OF TENNESSEE, FAYETTE COUNTY  
**ED PATTAT**  
REGISTER OF DEEDS

Instrument Number 21005193