WARRANTY DEED

BOOK 11644 PG. 159

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Earl Darnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 1999.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Darnell	Earl Darnell	**149-2-B16**
(NAME) 526 Franklin Limestone Rd ~~Piccadilly Row~~	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS) ,	
(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, **Benjamin Crowder and wife Fannie Crowder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Earl Darnell, unmarried**, 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 reserve parcel A as shown on the Plan of record in Plat Book 6250, Page 92, 93 and 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin Crowder and wife, Fannie Crowder by deed of record in Book 8299, Page 885, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **Piccadilly Row, ,**

(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.

0631085

IDENTIFICATION REFERENCE

99 SEP -1 AM 11:29

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2385 09/01 0101 03CHECK 25.00

Witness my/our hand(s) this 4th day of August, 1999.

Benjamin Crowder by Shewanna Buchanan Atty in Fact
Benjamin Crowder

Fannie Crowder by Shewanna Buchanan Atty in Fact
Fannie Crowder

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Benjamin Crowder and wife, Fannie Crowder the bargainors, 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 and official seal at Nashville, Tennessee, this 4th day of August, 1999.

Commission expires: 5/26/2002

Notary Public

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State of Tennessee
County of Davidson

On this 4th day of August, 1999 before me personally appeared Shewanna Buchanan, the person who executed the foregoing instrument on behalf of Benjamin Crowder and wife, Fannie Crowder and acknowledged that she executed the same as the free act and deed of the said Benjamin Crowder and Fannie Crowder, through Power of Attorney granted her by the said Benjamin Crowder and Fannie Crowder.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 1999.

Commission expires: 5/26/2002

Elizabeth E. Triplett
Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0631085

INSTR. # REFERENCE

99 SEP -1 AM 11:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	4000.00
CON TX	14.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	25.80
CHECK	25.80

05/01/99 01 11:29 0001 3385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511432