WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/01 17:55 2pgs
Fees:13.00 Taxes:381.10

20010905-0096484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas M. Sargent	First Trust Bank for Savings	119-07-33
(NAME)	(NAME)	
389 Wimpole Drive	5109 Peter Taylor Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Brentwood, TN 37027	
(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, James E. Crossman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas M. Sargent, 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 Lot No. 156 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, Page 73, Register's Office for said County.

SAID Lot No. 156 fronts 91 feet on the southerly side of Wimpole Drive and extends back 366.9 feet on the westerly line and 323.6 feet on the easterly line to the center of Mill Creek, measuring 169 feet thereon.

Being the same property conveyed to James E. Crossman and wife, Doris J. Crossman by deed from Glencliff Estates, Inc. of record in Book 2704, Page 181, Register's Office for Davidson County, Tennessee. Doris J. Crossman now deceased.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 389 Wimpole Drive, Nashville, TN 37211
(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.

Witness my hand this 24th day of August, 2001.

James E. Crossman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James E. Crossman, unmarried, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2001.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public