WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 01/13/04 11:53 2pgs
Fees:13.00 Taxes:421.43

20040113-0005294

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2003.

Sherrie A. Beesley
Notary Public

MY COMMISSION EXPIRES: 3/25/05
(AFFIX SEAL)

SHERRIE A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Livingstone		Map 96-15
(NAME)	(NAME)	
3137 Boulder Park Drive	**SAME**	
(ADDRESS)	(ADDRESS)	Parcel 38.00
Nashville, TN 37214		
(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, Alex Sherman Crowell II, a Married Man , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Livingstone , 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:

Being Lot No. 5 on the Plan of Hickory Bend, Section 3, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alex Sherman Crowell II, a Married Man by deed from Deborah S. Smith Howell of record in Deed Book 11129, page 399, Register's Office for said County.

Delbra A. Crowell joins in this conveyance to convey any and all rights she may have in this property.

Subject to all matters as set forth per Plat Book 3600, Page 42, Register's Office of said County.

Restrictive Covenants of record in Book 3642, Page 748, Register's Office of said County.

Easements as shown of record in Book 4285, Page 108, Book 4331, Page 722 and Book 9881, Page 464, Register's Office for said County.

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

unimproved ☒

This is improved ☐ property, known as 3137 Boulder Park Drive, Nashville, TN 37214

(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/our hand(s) this 29th day of December, 2003.

Alex Sherman Crowell II

Delbra A. Crowell

Delbra A. Crowell

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alex Sherman Crowell, II and Delbra A. Crowell the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/29/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUJILLO NOSTRA NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23120171
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122