WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miller Zachery Crowell	Miller Zachery Crowell	060-07-051
(NAME)	(NAME)	
3008 Lyndale Drive	3008 Lyndale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, The John D. Wells and Beulah J. Wells Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miller Zachery Crowell, 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:

Being Lot No. 38 on the Plan of Hillhurst Acres, Section 6, as of record in Book 2854, Page 62, Register's Office for said County. Said Lot No. 38 fronts 125 feet on the southerly side of Lyndale Dr. and extends back 172.9 feet on the easterly line and 190.3 feet on the westerly line to a dead line which is a broken line measuring 106.32 feet thereon.

Being the same property conveyed to The John D. Wells and Beulah J. Wells Revocable Living Trust by deed of record in Book 10222, Page 688, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3008 Lyndale Drive, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 10/13/04 12:28 2pgs
Fees:13.00 Taxes:375.55
20041013-0123422

Witness my hand this 8th day of October, 2004.

The John D. Wells and Beulah J. Wells Revocable Living Trust

By: Brenda W. Hunsucker
Brenda Hunsucker, co-trustee

Rebecca McAdams Schubert
Rebecca McAdams Schubert, co-trustee

STATE OF Georgia
COUNTY OF Taylor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Hunsucker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the co-trustee of the John D. Wells and Beulah J. Wells Revocable Living Trust and that as co-trustee executed the within instrument for the purpose therein contained by signing as co-trustee.

Witness my hand and official seal at Reynolds, Georgia this the 5th day of October, 2004.

Commission expires: Notary Public, Taylor County, Georgia My Commission Expires April 4, 2005

Notary Public

TONYA M. DEWITT NOTARY PUBLIC TAYLOR COUNTY, GA

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 Rebecca McAdams Schubert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the co-trustee of the John D. Wells and Beulah J. Wells Revocable Living Trust and that as co-trustee executed the within instrument for the purpose therein contained by signing as co-trustee.

Witness my hand and official seal at Nashville, Tennessee this the 8 day of October, 2004.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2