Davidson County	DEEDWARR
Recvd: 04/18/16 14:38	4 pgs
Fees:23.00 Taxes:555.00	
20160418-0037267	

#32945

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32945-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me this day of April, 2016. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES OCTOBER

WARRANTY DEED

Address New Owner: 5915 Robertson, LLC 4705 Alabama Ave Nashville, TN 37209	**Send Tax Bills To:** Pinnacle Bank 150 Third Avenue South, Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 091-09-0 113.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roxie B. Crowell and husband, John D. Crowell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5915 Robertson, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5915 Robertson Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2016.

Roxie B. Crowell

Roxie B. Crowell

John D. Crowell

John D. Crowell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roxie B. Crowell and John D. Crowell**, 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, at office, this 15th day of April, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being the East 80 feet of the North 180 feet of Lot No. 4 on the Map of T. M. Nall's Subdivision, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Said part of Lot 4 fronts 80 feet on the South side of Robertson Street, and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to William C. Barnes by Quitclaim Deed dated April 14, 1997 from John Aaron Holt, Trustee of record in Book 10415, page 958, Register's Office for Davidson County, Tennessee. William C. Barnes having since died leaving a Last Will and Testament filed for Probate in Docket No. 04P-1201, Davidson County, Probate Court. Pursuant to said Will, subject property was devised to John Lopez and Roxie Crowell. By Quitclaim Deed dated May 18, 2007, of record in Instrument No. 20070801-0091448, John Lopez and Roxie Crowell conveyed subject property to Roxie B. Crowell and husband John D. Crowell.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.
2. All matters appearing on the Plan of record as Book 421, page 63, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

