BILL GARRETT, Davidson County
Trans:T20160106405 DEEDWARR
Recvd: 12/02/16 15:37 2 pgs
Fees:13.00 Taxes:958.30
20161202-0126979

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Jason Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2016.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad A. Crow	SAME	141-15-0C-062.00
(NAME)	(NAME)	
6857 River Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Robert T. Feldman and wife, Tammy L. Feldman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad A. Crow and Ashley M. Crow, husband and wife**,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:

All that 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. 233 on the plan of Rolling river Estates, Phase 10, of record in Book 6200, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert T. Feldman and wife, Tammy L. Feldman, their heirs and assigns by Warranty Deed from Todd W. Rushing and Spouse, Stefanie F. Rushing, filed for record 10/14/2005 in Instrument No. 20051014-0123920, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6857 River Ridge Drive, Nashville, TN 37221
(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 our hands this 1st day of December, 2016.

Robert T. Feldman

Tammy L. Feldman

State of Tennessee

County of Davidson

On this 1st day of December, 2016, before me, a Notary public in and for said County and State, personally appeared Robert T. Feldman and Tammy L. Feldman individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 1st day of December, 2016.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public: Shannon Philbin

My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019