Davidson County DEEDWARR
Recvd: 05/19/17 09:04 3 pgs
Fees:18.00 Taxes:1646.13
20170519-0049755

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **444,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 2017

Julie Dyess
Notary Public

MY COMMISSION EXPIRES: 8/11/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua H. Crouch	New Owner	
5409B Tennessee Avenue		091-06-0-440.00
Nashville, TN 37209		
(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, **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua H. Crouch and Amanda M. Crouch, 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:

Land in Davidson County, Tennessee, being Lot No. 1316, Block 186 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 54, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe G. Anderson and wife, Jessie E. Anderson by Warranty Deed dated October 15, 1958 from Roxie May Schryer Colby and Mollie G. Hardcastle of record in Book 2812, Page 635, Register's Office for Davidson County, Tennessee. The said Joe G. Anderson having predeceased his wife, Jessie E. Anderson leaving her sole surviving tenant by the entirety. The said Jessie E. Anderson a/k/a Jessie Evelyn Anderson died testate on June 26, 2015 devising subject property to Michael Glenn Anderson, Linda Joyce Barber, Joe Gordon Anderson, Jr., Johnny Lawrence Anderson and Adam Troy Anderson, Sr. as evidence by the Last Will and Testament of Jessie Evelyn Anderson file in Probate No. 15P1371, in the Probate Court Clerk's office for Davidson County, Tennessee.

Being the same property conveyed to Linda Saunders, married by Warranty deed from Michael Glenn Anderson and Linda Joyce Barber, Co-Executors of the Estate of Jessie E. Anderson of record in Instrument No. 20151120-0117896 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 20, 2015.

Being a portion of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Linda Saunders, married of record in Instrument No. 20160816-0085475 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 16, 2016.

Being the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160816-0085476 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 16, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(✓) IMPROVED property known as 5409B Tennessee Avenue, Nashville, TN 37209.

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 ___ hand( ) this the 18th day of May, 2017.

Tennessee Avenue Development, LLC, a Tennessee limited liability company

BY: _____
John E. Coleman, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared John E. Coleman, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Tennessee Avenue Development, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18th day of May, 2017.

My Commission expires 4/3/20

_____
Notary Public

SAMUEL E. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Joe White, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Julie Dyess, a notary public for this county and state, Joe White 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: 8-11-2020

{Notary' Seal}

