This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $430,000.00.

Affiant

Subscribed and sworn before me this the 6th day of ~~July, 2017.~~

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul Jenkins	Pinnacle Bank	082-04-0 403.00
624 Fatherland St	P O Box 331678	
Nashville, TN 37206	Murfreesboro, TN 37133	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS CROCCO, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL JENKINS AND ANNA SPINA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of A. W. Hooker's Addition to East Nashville, of record in Plat Book 57, page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicholas Crocco, a single man, by Deed from Emily T. Daniel, married, dated 05/20/2015, of record in Instrument No. 20150528-0049265, said Register's Office.

The Nicholas Crocco has married since the purchase of this property. The said property is an investment for Nicholas Crocco and was never the marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 941 Seymour Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BILL GARRETT, Davidson County
Trans:T20170058052 DEEDWARR
Recvd: 07/07/17 10:39 2 pgs
Fees:13.00 Taxes:1591.00
20170707-0068392

Witness my hand this the 6th day of July, 2017.

Nicholas Crocco by Jenny West, his attorney in fact

Nicholas Crocco
By: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this this 6th day of July, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicholas Crocco by Specific POWER OF ATTORNEY dated June 29, 2017, and who acknowledged that he executed the same as the free act and deed of Nicholas Crocco.

Witness my hand and official seal this 6th day of July, 2017.

Notary Public

My Commission Expires: 9-10-2018

