File Box 8

BILL GARRETT, Davidson County
Trans:T20170060913 DEEDWARR
Recvd: 07/17/17 14:20 2 pgs
Fees:13.00 Taxes:3237.50
20170717-0071733

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Therese Frey Call, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William C. Crossman, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 1 on the Re-Subdivision of Lot 1 and 2 Smyth Property Subdivision of record in Instrument No. 20040227-0022423, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Therese Frey Call (aka Theresa Frey Call) by deed from James R. Anderson, Trustee and Mary Elise Anderson, Trustee, U/A/D Dec. 06, 1994, dated March 4, 2004, of record in Instrument No. 20040309-0027060, Register's Office for Davidson County, Tennessee.

Therese Frey Call is married to Richard Call and he joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2201 Old Hickory Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of July, 2017.

Therese Frey Call
Therese Frey Call

Richard J Call
Richard Call

State of Tennessee)
County of Davidson)

On this 11th day of July, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Therese Frey Call and Richard Call, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 875,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of July, 2017.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William C. Crossman 2201 Old Hickory Boulevard Nashville, TN 37215	SAME	158-120.00