RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans: T20170061137 DEEDWARR
Recvd: 07/18/17 09:35 3 pgs
Fees: 18.00 Taxes: 5180.00
20170718-0071993

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2017.

Notary Public
My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 8, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
KENNETH E. SANDS 3119 FOREST PARK AVENUE NASHVILLE, TN 37215	New Owner	117-01-0155.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM T. BAYER, INDIVIDUALLY, AS SURVIVING TENANT IN COMMON OF CAROL L. CROWELL, DECEASED, AND AS CO-EXECUTOR OF THE ESTATE OF CAROL L. CROWELL, DECEASED, AND MARY MARGARET CROWELL BOURBEAU AND J. FRANK CROWELL, III, INDIVIDUALLY, AS DEVISEES OF THE ESTATE OF CAROL L. CROWELL, DECEASED, AND AS CO-EXECUTORS OF THE ESTATE OF CAROL L. CROWELL, DECEASED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KENNETH E. SANDS AND JOAN M. SANDS, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors 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 1 ON THE PLAN OF RESUBDIVISION OF PART OF LOT NO. 6 ON THE MAP OF FOREST PARK LAND IMPROVEMENT CO. SUBDIVISION OF RECORD IN BOOK 4885, PAGE 175, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

SAID LOT NO. 1 FRONTS 120.00 FEET ON THE SOUTHERLY MARGIN OF FOREST PARK AVENUE AND EXTENDS BACK 200.11 FEET ON THE EASTERLY LINE AND 200.42 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 120.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. BAYER AND WIFE, CAROL L. CROWELL-BAYER BY DEED FROM RHONDA K. BRENNAN, UNMARRIED, DATED SEPTEMBER 28, 1995 AND RECORDED ON OCTOBER 5, 1995 OF RECORD IN BOOK 9818, PAGE 953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. BAYER AND CAROL L. CROWELL, AS TENANTS IN COMMON EACH OWNING A ONE-HALF UNDIVIDED INTEREST WITH NO RIGHT OF SURVIVORSHIP, OF RECORD IN BOOK 10925, PAGE 139, DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS.

NOTE: QUITCLAIM DEED OF RECORD IN BOOK 10925, PAGE 139, SAID REGISTER'S OFFICE DUPLICATES THE WESTERLY LINE CALL OF 200.42 FEET IN THE LEGAL DESCRIPTION WHICH DUPLICATION IS HEREBY DELETED IN THE WITHIN INSTRUMENT.

CAROL L. CROWELL DIED ON DECEMBER 6, 2016, LEAVING A LAST WILL AND TESTAMENT FILED FOR PROBATE IN DOCKET 17P156, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. IN ACCORDANCE WITH THE TERMS OF THE WILL, CAROL L. CROWELL DIRECTED THE REAL PROPERTY BE ADMINISTERED AND DISTRIBUTED AS PART OF HER PROBATE ESTATE. LETTERS TESTAMENTARY WERE ISSUED TO WILLIAM T. BAYER, MARY MARGARET CROWELL BOURBEAU, AND J. FRANK CROWELL, III AS CO-EXECUTORS.

This property is improved property known as 3119 Forest (aka Forrest) Park Avenue, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of July, 2017.

William T. Bayer, Individually and as
Co-Executor of the Estate of Carol L. Crowell, deceased

Mary Margaret Crowell Bourbeau, Individually and as
Co-Executor of the Estate of Carol L. Crowell, deceased

J. Frank Crowell, III, Individually and as
Co-Executor of the Estate of Carol L. Crowell, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William T. Bayer, Mary Margaret Crowell Bourbeau, and J. Frank Crowell, III, 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, and further acknowledged that they are the duly appointed Co-Executors of the Estate of Carol L. Crowell, deceased, and as such Co-Executors executed the within instrument, and as such Co-Executors are authorized to execute the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 17th day of July, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

