Bill Garrett Davidson County
Batch# 1207 DEEDWARR
09/15/2017 10:40:00 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20170915-0094488

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 13th day of September, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chris Crowder Construction, LLC 220 Fieldstone Lane Westmoreland, TN 37186	New Owner	92-7-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Frank Chip Maxwell III, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chris Crowder Construction, LLC, a Tennessee limited liability company**, 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 the Southerly part of Lot No. 49 on the Map of J.B. Davis Subdivision as of record in Book 161, Page 123, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin located 107 feet South from the Southeast intersection of the margins of Herman Street and 24th Avenue, North, running thence South 84 deg. 18' E 102.5 feet to an iron pin, thence South 11 deg. 49' E 44 feet to a point located in the North margin of an alley, thence with the North margin of said alley South 78 deg. 8' W 117 feet to an iron pin; thence along the East margin of 24th Avenue, North, North 2 deg. 45' E 55 feet to an iron pin, the point of beginning.

Being the same property conveyed to Frank Chip Maxwell III by Warranty Deed from Esther F. Brown, as the sole heir at law for George T. Fishback, deceased, dated June 30, 2016, recorded July 1, 2016, of record in Instrument No. 20160701-0067933, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20160802-0079351, said Register's Office. See also Affidavit of Heirship(s) of record in Instrument No. 20160701-0067931 and Instrument No. 20160701-0067932, said Register's Office

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is unimproved property located at: 820 24th Ave N, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2017.

By: _____
Frank Chip Maxwell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frank Chip Maxwell III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of September, 2017.

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 2020

_____
Notary Public
My Commission expires: 7/01/2020