THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170813120** Bill Garrett Davidson County Batch# 2293 DEEDWARR 09/19/2017 12:46:15 PM 2 pgs Fees: $13.00 Taxes: $1,831.50 20170919-0095921	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this31st day of August, 2017. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner: Jessica A. Musman 718 B CRESCENT ROAD Nashville TN 37205-1918	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11604021100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy A Burrahm, Trustee of the Peggy Ann Burrahm Revocable Trust, U/A/D January 4, 2001 and Ann Troxler, unmarried,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jessica A. Musman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

unmarried

Being Lot No. 1-B on the Plan of Lot 1 of the Revised Crescent Road Subdivision, as of record in Book 6050, Page 270, as amended (as The Zone Lot Division of Lot 1 Crescent Road Subdivision) in Book 6200, Page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Karen C. Moran, now known as Karen C. Moran Freeland, joined by her husband, Billy T. Freeland to Peggy Ann Burrahm and Ann Troxler, both unmarried as recorded on the 27th day of October, 1993 in Deed Book 9127, Page 939 and Quitclaim Deed from Peggy Ann Burrahm, Individually to Peggy Ann Burrahm, Trustee U/A/D Jan 04 2001 as recorded on the 25th day of January, 2001 in Instrument No. 20010125-0007544, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED CRESCENT ROAD SUBDIVISION ZONE LOT - LOT 1, as recorded in Plat Book 6050, Page(s) 270, revised in Plat Book 6200, Page 633.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 718 B CRESCENT ROAD Nashville TN 37205-1918

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of August, 2017.

Peggy Ann Burrahm Revocable Trust,
dated Janaury 4, 2001

Peggy A. Burrahm, Trustee
By: Peggy A Burrahm, Trustee

Ann Troxler
Ann Troxler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Ann Burrahm, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Peggy Ann Burrahm Revocable Trust, dated January 4, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of August, 2017.

Notary Public

My Commission Expires:_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Troxler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2017.

Notary Public

My Commission Expires:_____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021