| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH day of SEPTEMBER, 2017.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Audrey R. Westgate and Jimmie Lee Westgate | FARMINGTON MORTGAGE | 071 04 0 191.00 |
| (NAME)<br>2108 Jones Cir. | (NAME)<br>2002 RICHARD JONES RD #300A | |
| (ADDRESS)<br>Nashville, TN 37207 | (ADDRESS)<br>NASHVILLE, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Martin Joseph Crum and Tanya Merle Crum, Individually and as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust, dated July 12, 2012**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Audrey Renee Westgate, an unmarried woman and Jimmie Lee Westgate, a married man, tenants in common with rights of survivorship,** 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:

Being Lot No. 173 on the Map of Joywood Heights, Section I, as of record in Book 1130, page 91 in the Register's Office of Davidson County, Tennessee, and described as follows: Beginning at a point in the NW margin of Jones Circle at the corner of Lots 172 and 173; thence with the line between said lots northwesterly 321.4' to a point; thence westerly 24.7' to a point; thence southerly 160' to a point, a corner of Lots 173 and 174; thence with the line between said lots southeasterly 230.5' to the margin of Jones Circle, then with the margin of the same northeasterly 50' to the point of beginning.

Being the same property conveyed to Martin J. Crum and wife, Tanya M. Crum by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America dated April 11, 2000 and recorded April 14, 2000 in Instrument No. 200004140037766, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Martin Joseph Crum and/or Tanya Merle Crum, as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust Agreement Dated July 12, 2012 by Quit Claim Deed from Martin Crum (aka Martin J. Crum, aka Martin Joseph Crum) and Tanya Crum (aka Tanya M. Crum, aka Tanya Merle Crum) dated July 12, 2012 and recorded July 13, 2012 in Instrument No. 201207130061850, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2108 Jones Cir., Nashville, TN 37207

Bill Garrett Davidson County
Batch# 2405 **DEEDWARR**
09/19/2017 03:34:38 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20170919-0096078

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, has 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. 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 our hands this 18 day of Sept, 2017

Martin Joseph Crum, Individually

Martin Joseph Crum, Individually

Martin Joseph Crum, Trustee

Martin Joseph Crum, Trustee

Tanya Merle Crum, Individually

Tanya Merle Crum, Individually

Tanya Merle Crum, Trustee

Tanya Merle Crum, Trustee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Martin Joseph Crum and Tanya Merle Crum, Individually and as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust, dated July 12, 2012, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this, the 18th day of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

File Number: HND-176311SSO