WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

P-KW-17-1012

Bill Garrett Davidson County
Batch# 19211 DEEDWARR
10/30/2017 10:07:36 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171030-0110770

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Norma Crow and Jeff Kendig	**New Owner**	
(NAME)	(NAME)	**070-07-0-018.00**
1304 2nd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTIE LOU COWAN FLOYD (F/K/A BETTIE LOU COWAN HALL), UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NORMA CROW, UNMARRIED, AND JEFF KENDIG, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A lot or parcel of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 18 on the Map showing the subdivision of J. A. Spurlock's Lands, not of record, described according to a survey made by James A. Hamilton, Surveyor, March 25, 1949, as follows:

BEGINNING in the center line of Young's Lane, 394.5 feet west of the centerline of the intersection of said Lane and the centerline of Buena Vista Pike, being also 1589.5 feet east of the westerly line of Lot No. 12 and being the northwest corner of the property conveyed to William H. Cole and wife, by deed from Minnie E. Lee and husband, as of record in Book 1389, page 467, Register's Office; thence with Cole's west line, south 21 30" east 311 feet to an iron pin; thence South 69\'b0 30' West 140 feet to an iron pin; thence north 21\'b0 30' West 311 feet to the centerline of Youngs Lane; thence with the centerline of said Lane, north 69\'b0 30' East 140 feet to the point of beginning.

Less and except the property conveyed to The State of Tennessee by Warranty Deed of record in Book 8224, page 551, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing southern right of way margin of Trinity Lane, said point being the northeastern corner of the aforementioned Hall property; Thence, with the northerly boundary of said Hall property S 16\'b017'18.0"E, 11.20 feet, to a point; Thence, leaving said northerly boundary with a new line S73\'b019'25.0"W, 140.00 feet, to a point on the westerly property line of said Hall property; Thence, with said westerly property line N 16\'b017'18.0"W, 14.60 feet, to a point on the aforesaid existing southern right of way margin; Thence, with said existing southern right of way N74\'b042'58.2"E, 140.02 feet, more or less, to the point of beginning.

Being a part of the same property conveyed to Bettie Lou Cowan Hall, an unmarried person by Warranty deed from Lewis Ray Crook and wife, Gloria Burdette Crook of record in Book 4392, page 770, Register's Office for Davidson County, Tennessee, dated January 21, 1970 and recorded on January 21, 1970. The said Bettie Lou Cowan Hall being one and the same, and now known, as Bettie Lou Cowan Floyd.

This conveyance is subject to:
- Easement of record in Book 8224, Page 551, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 W Trinity Lane, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF OCTOBER, 2017.

Bettie Lou Cowan Floyd

Bettie Lou Cowan Floyd

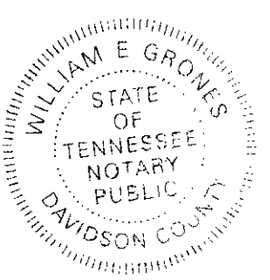
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTIE LOU COWAN FLOYD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212