File # 17-10-15544
Box# 26b

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Steven Di Leo and Joseph Di Leo P.O. Box 92486 Nashville, TN 37209	New Owners	10301004300
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Johnny V. Crow, Jr., a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Steven Di Leo and Joseph Di Leo, joint tenants with right of survivorship (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the northerly part of Lot No. 2 on the Plan of Cowden Home Tract, Section 7, not of record, described as follows:

Beginning at a point in the Southeast corner of charlotte Road and Cowden Avenue; thence with the Easterly margin of said Cowden Avenue, South 34 degrees 30' East 116.7 feet, more or less, to the Northwest corner of the property conveyed to Woodrow Myatt and wife, Johnnie Myatt, by deed from John B. Cowden, Trustee of record in Book 2088, page 404, re-recorded in Book 2100, page 338, Register's Office for Davidson County, Tennessee; thence with Myatt's Northerly line North 46 degrees East 50 feet to the Northeast corner of said Myatt's property; thence North 34 degrees 30' West 126.3 fee, more or less, to the southerly margin of charlotte Road; thence with same, South 46 degrees West 50 feet to the beginning.

Being the same property conveyed to Johnny V. Crow, Jr. by Warranty Deed from Dennis L. Ward, of record in Instrument Number 20130503-0044914, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 6119 Charlotte Pike, Nashville, Tennessee 37209.

This conveyance is subject to the following:
1. Taxes for the year 2018 for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 22976 **DEEDWARR**
11/07/2017 08:36:22 AM 2 pgs
Fees: $13.00 Taxes: $925.00



20171107-0114211

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
( )
(The actual consideration or value, whichever is greater
(for this transfer is $250,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 31st day of October, 2017.
(
(My Commission Expires: Notary Public

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 3, 2021

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenants and binds, himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of October 31, 2017.

Johnny V. Crow, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Johnny V. Crow, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of October, 2017.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 3, 2021