WARRANTY DEED

Bill Garrett Davidson County
Batch# 30384 **DEEDWARR**
11/28/2017 08:03:35 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50

20171128-0120946

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$945,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of October, 2017

Notary Public
My Commission expires:

(Affix Seal)

LISA SISSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires January 20, 2020

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wynn Davidson Holdings, LLC	Wynn Davidson Holdings, LLC	149-08-0-031.00
3180 Millington Road	3180 Millington Road	
Memphis, TN 38127	Memphis, TN 38127	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan W. Crocker, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wynn Davidson Holdings, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Numbers 2 and 3 on the Plan of Dorhill Acres, Section 1, of record in Book 2330, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond E. Crocker and wife, Susan Crocker from Gene E. Murphy, a single person by Warranty Deed on August 29, 1991, of record in Book 8437, Page 380, Register's Office for Davidson County, Tennessee. Further conveyed to Susan W. Crocker from Raymond E. Crocker by Quitclaim Deed on May 3, 1993, of record in Book 8935, Page 711, Register's Office for Davidson County, Tennessee. Further conveyed to Susan W. Crocker, married from Susan W. Crocker, married by Quitclaim Deed on March 15, 2013, of record in Instrument Number 20130315-0026038, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $11,714.50 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-08-0-031.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 2330, Page 2, as amended in Book 10607, Page 632, Register's Office for Davidson County, Tennessee.
- Warranty Deed to the State of Tennessee of record in Book 9659, page 518, and Book 9659, page 526, Register's Office for said County; Storm Water Detention Agreement of record in Book 11425, page 152, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7086, page 438, Book 7196, page 839, Book 9643, page 471, and Book 9643, page 474, Register's Office for said County; Rights of tenants, as tenants only, under recorded or unrecorded leases; Rights or claims of parties in possession not shown by the public records; Any and all visible easements lying on and across the property; Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; All applicable building regulations and zoning ordinances; Subject to all easement rights of way, streets, roads, or railways affecting the land not shown in the public records which would be disclosed by an accurate survey or inspection of the land.

This is improved property known as: **444 Bell Road, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 31, 2017.

Susan W Crocker

Susan W. Crocker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan W. Crocker, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2017

My commission expires 5-3-2021

Julie Coone

Notary ~~Public~~

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY