THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34051-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

WARRANTY DEED

Address New Owner: Jonathan Murrell, Trustee 536 Brentview Hills Drive Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 160 04 0 133 00

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, **Billy I. Crutchfield, Jr. and Brittany Leah Crutchfield,** husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jonathan Murrell, Trustee of the Jonathan Murrell Irrevocable Trust dated October 4, 2017 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 536 Brentview Hills Drive, Nashville, TN 37220.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 43792 DEEDWARR
01/03/2018 11:17:59 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20180103-0000905

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2017.

Billy I. Crutchfield, Jr.

Brittany Leah Crutchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy I. Crutchfield, Jr. and Brittany Leah Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 22, Section 5 on the Plan of Brentview Hills, as of record in Book 3842, page 260, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy I. Crutchfield, Jr. and wife, Brittany Leah Crutchfield, by deed dated November 29, 2016 from Anna Anderson, as to a 5% interest, Brenda Taylor, as to a 25% interest, David Johnson, as Trustee for Conner Johnson, as to a 25% interest and C. Anthonty Edwards, Trustee as to a 45% interest, as devisees under the Last Will and Testament of Dartha Eason, deceased, filed for Probate in Docket No. 16P798, Probate Court of Davidson County, Tennessee, of record in Instrument No. 20161130-0125595, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 160 04 0 133 00.
2. Restrictive covenants contained in an instrument of record in Book 4404, page 813, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 3842, page 260, Register's Office for Davidson County, Tennessee.