Bill Garrett Davidson County
Batch# 48450 DEEDWARR
01/17/2018 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20180117-0004986

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January 2018

Notary Public

My commission expires: 12/10/19

DAWN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allen Perry and Leah Perry	**Allen Perry and Leah Perry**	**08313040100**
1725 Stokes Lane	**1725 Stokes Lane**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Don C. Crouch and wife, Lynn Crouch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allen Perry and Leah Perry, husband and wife

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 83, Block J on the plan of Lindsley Home Place, of record in Chancery Court Book 2, page 92, Register's Office for said County.

Said part of Lot No. 83 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines, with the westerly margin of S 16th Street, 161 feet, more or less to an alley.

Being the same property conveyed to Don C. Crouch and wife, Lynn Crouch, by Warranty Deed from Ronald Eugene Sanders and wife, Patricia Sanders and Ronald Eugene Sanders, Executor of the Will of S. B. Sanders, dated August 16, 1988, of record in Book 7631, page 588, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2, page 92, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (_X_) unimproved (_____) property known as 1520 Russell Street, Nashville, TN 37206.

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, have a good right to convey it and the same in 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.

Don C. Crouch Date: 1-10-18
Don C. Crouch

Lynn Crouch Date: 1-10-18
Lynn Crouch

STATE OF Maryland
COUNTY OF Calvert

Personally appeared before me, a Notary Public of said County and State, Don C. Crouch and Lynn Crouch, the within named Grantor(s), 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, at office, this 10th day of January, 2018.

CARIN C READ
Notary Public
Calvert County
Maryland
My Commission Expires Nov. 19, 2019

Carin C Read
NOTARY PUBLIC

My Commission Expires: 11/19/2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

