Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 60048 DEEDWARR
02/16/2018 04:23:25 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20180216-0015523

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Montgomery Classic Const. 606 Estes Road Nashville, TN 37215	New Owner 5123 Virginia Way Suite A13 Brentwood, TN 37027	116-04-0-146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kaye Crumpler Williams and Ralph W. Williams, Co-Executors of the Mary Smartt Crumpler Estate,** hereinafter referred to as Grantor(s), having the power and authority to sign on behalf of the Estate, have bargained and sold, and do hereby transfer and convey to **Montgomery Classic Construction, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block "F" on the Plan of W.M. Cantrell's Subdivision of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 100 feet on the easterly side of Estes Road and runs back 254 feet on the northerly line with the southerly margin to an alley, and 254 feet, more or less, on the southerly line to an alley on which it measures 100 feet.

Being the same property conveyed to James M. Crumpler and wife, Mary Smartt Crumpler by Warranty Deed from I.B. Stack and wife, Clara P. Stack, dated February 7, 1951 and recorded February 13, 1951, of record in Deed Book 1940, Page 499, Register's Office for Davidson County, Tennessee. The same property was conveyed to Mary Smartt Crumpler by Quit Claim Deed from James M. Crumpler dated October 2, 1996, and recorded October 14, 1996 of record in Book 10225, Page 280, Register's Office for Davidson County, Tennessee. The said Mary Smartt Crumpler aka Mary S. Crumpler died testate on or about April 10, 2017. Her Estate is probated in Docket No. 17P673 in the Probate Division of the Circuit Court for Davidson County, Tennessee and by Last Will and Testament, Kaye (Crumpler) Williams, Ralph (W.) Williams and Mary Buonauro were appointed Co-Executors of her Estate and have the power and authority to sign on behalf of the Estate. Per Tennessee Code Annotated Section 35-50-114(a) provides in applicable part that unless stated in the applicable instrument (herein the Will and Codicil of Mary Crumpler), any power vested in three (3) or more fiduciaries may be exercised by a majority of those fiduciaries.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **606 Estes Road, Nashville, TN 37215.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 332, page 85, Register's Office for Davidson' County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 9th day of February 2018.

The Estate of Mary Smartt Crumpler

By: _____
Kaye Crumpler Williams
Its: Co-Executor

By: _____
Ralph W. Williams
Its: Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Kaye Crumpler Williams and Ralph W. Williams, Co-Executors of the Estate of Mary Smartt Crumpler,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Estate** as such **Co-Executors**.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of February 2018.

_____
Notary Public

My Commission expires: 1·24·21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017125639