FILE NUMBER
JAK181337(1)

REGISTER'S USE ONLY:

Bill Garrett Davidson County
Batch# 63963 DEEDWARR
03/01/2018 10:47:26 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20180301-0019230

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $182,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED, THIS 26th DAY OF February, 2018.

NOTARY PUBLIC
COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 12-20-2021

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Sydney Finchum
2526 Flamingo Dr.
Nashville, TN 37207

NEW OWNER:
Sydney Finchum
2526 Flamingo Dr.
Nashville, TN 37207

GENERAL WARRANTY DEED

This indenture is made and entered into this 26th day of February, 2018 between THE MARTIN JOSEPH CRUM AND TANYA MERLE CRUM AS TRUSTEES OF THE MARTIN JOSEPH CRUM AND TANYA MERLE CRUM REVOCABLE LIVING TRUST DATED 07/12/2012 (hereinafter referred to as "GRANTOR") and SYDNEY FINCHUM, an unmarried woman, (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Being Lot 391 on the plan of Joywood Heights, Section II-A, as shown by a map of record in Plat Book 1424, Page 20 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to The Martin Joseph Crum And Tanya Merle Crum as Trustees of The Martin Joseph Crum And Tanya Merle Crum Revocable Living Trust Dated 07/12/2012 from Martin Joseph Crum And Tanya Merle Crum by deed dated June 19, 2013 and filed June 24, 2013 for record in Instrument No. 20130624-0064628 in the Register's Office for Davidson County, Tennessee. See also deeds of record in Instrument Nos. 20130611-0059168, 20120713-0061850 and 20020312-0030477 in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 071 04 0 098.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2526 Flamingo Dr., Nashville, TN 37207.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

THE MARTIN JOSEPH CRUM AND TANYA MERLE CRUM REVOCABLE LIVING TRUST
DATED 07/12/2012

BY: Martin Joseph Crum, Trustee
MARTIN JOSEPH CRUM, TRUSTEE

BY: Tanya Merle Crum, Trustee
TANYA MERLE CRUM, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF Roberts)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MARTIN JOSEPH CRUM AND TANYA MERLE CRUM, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the TRUSTEES of THE MARTIN JOSEPH CRUM AND TANYA MERLE CRUM AS TRUSTEES OF THE MARTIN JOSEPH CRUM AND TANYA MERLE CRUM REVOCABLE LIVING TRUST DATED 07/12/2012, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the trust by him or herself as such trustees.

Witness my hand and seal at office in the aforesaid state and county this 26 day of February, 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: My Commission Expires March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY