Bill Garrett
Batch# 89067
05/07/2018 09:17:02 AM
Fees: $13.00 Taxes: $1,813.00
Davidson County
DEEDWARR
2 pgs
20180507-0043215

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0454HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2018

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gilberto Gonzalez 1006 Falls Avenue Madison, TN 37115	NEW OWNER	052-09-0-201.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Brenda G. Crowell, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilberto Gonzalez, a married man

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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 5 of the Resubdivision of Lot 5 & Reserve Parcel (20), on the Resubdivision of Reserve Parcel, Valley of Rest Subdivision, as of record in Book 8250, Page 293, as corrected in Book 9416, Page 955, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Daniel S. Crowell and wife, Brenda G. Crowell, by Quitclaim Deed from Mary Linda Werner, married, dated 3/26/98 and recorded 6/4/98 in Book 10961, Page 853; and being part of the same property previously conveyed to Mary Linda Werner, married, by Warranty Deed from Daniel S. Crowell and Brenda G. Crowell, husband and wife, dated 6/29/95 and recorded 7/13/95 in Book 9729, Page 561, Register's Office for Davidson County, Tennessee. Daniel S. Crowell having since died7/28/2000, leaving Brenda G. Crowell as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1006 Falls Avenue, Madison, TN 37115.

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of May, 2018.

Brenda G Crowell

Brenda G. Crowell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda G. Crowell,** 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 and official seal at Hendersonville, Tennessee this 4th day of May, 2018.

Kim Gillespie

Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

