WARRANTY DEED

Bill Garrett Davidson County
Batch# 98357 DEEDWARR
05/30/2018 03:42:50 PM 2 pgs
Fees: $13.00 Taxes: $111.00

20180530-0051687

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MAY, 2018

Notary Public

MY COMMISSION EXPIRES: 5/5/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon	New Owner	169 00 0 086.00
(NAME)	(NAME)	
P.O. Box 90617		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, LINDA CROWDER BRANNON**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **RONALD D. RUNYEON**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Beginning at the iron stake on the North side of the Crowder driveway also Leslie Crowder's Northwest corner, thence along the North side of the said Crowder driveway North 1° East 100 feet to a small elm. Thence North 85° East 200 feet to the center of the Hester Beasley Road. Thence with said road South 1 1/2° West 93 feet to Leslie Crowder's Northeast corner. Thence with said Leslie Crowder's North boundary line South 83° West 197 feet to the beginning containing 44/100 acres more or less.

Being the same property conveyed to David Eugene Brannon and Linda Crowder Brannon, by Installment Deed from Winston Crowder and wife Martha Crowder, of record in Book 4734, Page 764, Register's Office for Davidson County, Tennessee.

The said David Eugene Brannon having died on April 5, 2017, leaving the Grantor as surviving spouse.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8725 Hester Beasley, Nashville, Tennessee 37221
(House Number) (Street) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 24th day of May, 2018.

Linda Crowder Brannon

Linda Crowder Brannon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On May 24th, 2018, before me personally appeared Linda Crowder Brannon, to me known, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes conveyed herein.

My Commission Expires: 5/5/20

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171