Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
Sumner
HV18-0796

Bill Garrett Davidson County
Batch# 120904 DEEDWARR
07/25/2018 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20180725-0072665

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 25, 2018

Notary Public
Commission Expires: 9-22-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
George L. Thomas, III 14444 Lebanon Road Old Hickory, TN 37138	NEW OWNER	075-08-0-044.00

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,

Thomas C. Crowell, unmarried

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

George L. Thomas III and Dora P. Thomas

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 Lot No. 249 on the Plan of Tulip Grove, Section Four, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.
SAID Lot No. 249 fronts 80 feet on the northeasterly side of Albany Drive and extends back 150.45 feet on the southeasterly line and 150.89 feet on the northwesterly line to a dead line in the rear and measures 80 feet.

BEING the same property conveyed to Thomas C. Crowell and wife, Pauline N. Crowell by Warranty Deed from Harry C. Marlin and wife, Nancy B. Marlin, dated 4/18/72 and recorded 5/1/72 in Book 4597, Page 553, Register's Office for Davidson County, Tennessee. Pauline N. Crowell having since died 03/18/98

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: 633 Albany Drive, Nashville, TN 37076

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 July 25, 2018.

Thomas C. Crowell by Timothy Mark Crowell, attorney in fact

Thomas C. Crowell by Timothy Mark Crowell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Mark Crowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Thomas C. Crowell** and that he is authorized by **Thomas C. Crowell** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of July, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal) KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18