WARRANTY DEED

Bill Garrett Davidson County
Batch# 131974 DEEDWARR
08/22/2018 10:48:56 AM 2 pgs
Fees: $13.00 Taxes: $1,455.95

20180822-0083252

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $393,500.00

Elaine P. Williams
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4982B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Tiffanie M. Markus & John K. Markus	New Owner	155-16-0A-014.00-CO
4800 Traceway Drive	"	
Nashville, TN 37221	"	

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,

VIRGINIA M. CROWELL, TRUSTEE OF THE BERNARD G. CROWELL AND/OR VIRGINIA M. CROWELL REVOCABLE LIVING TRUST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIFFANIE M. MARKUS AND JOHN K. MARKUS, WIFE AND HUSBAND

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 9700, Page 946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bernard G. Crowell and wife, Virginia M. Crowell by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20000329-0031349 Register's Office for Davidson County, Tennessee, dated March 27, 2000 and recorded on March 29, 2000. (Value of consideration shown in aforementioned deed $230,000.00.)

Being the same property conveyed to The Bernard G. Crowell and/or Virginia M. Crowell Revocable Living Trust through Bernard G. Crowell and Virginia M. Crowell, Trustees by Quitclaim deed from Bernard G. Crowell and Virginia M. Crowell of record in Instrument No. 20030401-0042840 Register's Office for Davidson County, Tennessee, dated March 26, 2003 and recorded on April 01, 2003. Bernard G. Crowell having since died on April 15,2017, leaving Virginia M. Crowell as the sole Trustee per the Trust Agreement dated March 26, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4800 Traceway Drive, Nashville, TN 37221

2878

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 17th day of August, 2018.

The Bernard G. Crowell and/or Virginia M. Crowell Revocable Living Trust

BY: Virginia M. Crowell

Virginia M. Crowell, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Virginia M. Crowell, Trustee of the Bernard G. Crowell and/or Virginia M. Crowell Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 17th day of August, 2018.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 18-4982B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027