WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Raymond Von Rotz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2018.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 135168 DEEDWARR
08/30/2018 10:37:16 AM 2 pgs
Fees: $13.00 Taxes: $429.20

20180830-0086032

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37113

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake Crum and wife, Quenn N. Crum	Jake Crum	02900022600
(NAME)	(NAME)	
713 Main St.	713 Main St.	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, RAYMOND J. VON ROTZ AND WIFE, SHERRI W. VON ROTZ, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAKE CRUM AND WIFE, QUENN N. CRUM, 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:

A certain tract or parcel of land located in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING in the south margin of Gray's Point Road, 556 feet easterly from Kraft (Craft) Drive, and running thence with said margin, S 81 deg. 45' E 112 feet to a curve, and with an 8 deg. 17' curve 22 feet to an iron pin, thence radially 328 feet to John Alta's line; thence with Alta's line, N 87 deg. W 125 feet to an iron pin, thence N 8 deg. 15' E 338 feet to beginning and containing 1.0 acres, more or less.

Being the same property conveyed to Raymond J. Von Rotz and Wife, Sherri W. Von Rotz from L. B. Chandler and Wife, Judy Chandler and Spencer Finn and Wife, Eva Finn by Warranty Deed dated April 10, 1984 of record in Book 6268, Page 471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF GRAY'S POINT ROAD AND SUBJECT TO EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 4049 Grays Point Rd., Joelton, TN 37080
(House Number) (Street) (P.O. Address) (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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hands this 28th day of August, 2018.

Raymond J. Von Rotz

Sherri W. Von Rotz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond J. Von Rotz and Sherri W. Von Rotz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

