This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $268,500.00.

Affiant

Subscribed and sworn before me this the 26 day of September, 2018.

Notary Public
My commission expires: 2.8.19

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY TENNESSEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rachel Lee 2640 Woodberry Drive Nashville, TN 37214	Same	096-05-0 072.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RACHELLE BRANSON AN UNMARRIED WOMAN, AND KEVIN CROSSMAN, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RACHEL LEE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Woodberry Park of record in Plat Book 2133, Page(s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 77 feet on the Northerly side of Woodberry Drive and runs back 351.1 feet on the Easterly line and 342.7 feet on the Westerly line, to a dead line in the rear measuring 77.6 feet thereon.

Being the same property conveyed to Rachelle Branson and Kevin Crossman, tenants in common with rights of survivorship, by deed from Mary Joanna Cox aka Mary Joanna Cox McRae, a married woman, dated 02/07/2017, of record in Instrument No. 20170209-0013762, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2640 Woodberry Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Y Johnson Davidson County
DEEDWARR
Batch# 147475 2 pgs
10/01/2018 03:27:29 PM
Fees: $13.00 Taxes: $993.45
20181001-0097337

Witness my hand this the 26th day of September, 2018.

Rachelle Branson
Rachelle Branson

Kevin Crossman

STATE OF Calif
COUNTY OF Solano

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachelle Branson and Kevin Crossman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of September, 2018.

My commission expires: 3-1-19

Doris M. DeRosier
Notary Public

DORIS M. DEROSIER
COMM. # 2098805
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
COMM. EXPIRES MARCH 1, 2019