Karen Y Johnson Davidson County
Batch# 153274 DEEDWARR
10/22/2018 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20181022-0104701

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917887** DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp. November 30, 2020 COUNTY OF SUMNER	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ SUMNER) The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2018. Notary Public My Commission Expires: 11-30-2020

WARRANTY DEED

Address New Owner: Kristen Drewry and Karett Perelmutter 714 Westview Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-07-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Alexander Crabb, III. and Lisa Fikes Crabb, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Drewry and Karett Perelmutter, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 187-A and the South 50 feet of Lot No. 185-B on the Plan of Royal Oaks Re-subdivision, as of record in Plat Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, and described according to a survey made by William Parrish, dated December 18, 1967, as follows:

Said Lot No. 187-A and the South 50 feet of Lot No. 185-B front together 150 feet on the Easterly side of West View Avenue and extend back 298.6 feet on the Northerly line and extend back 296.1 feet on the Southerly line to a dead line measuring 150 feet thereon.

Being the same property conveyed to Michael Alexander Crabb, III and wife, Lisa Fikes Crabb by Warranty Deed from Michael J. Coiro and wife, Mary Jo Coiro, recorded on the 19th day of September, 2005 in Instrument No. 20050919-0112461, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 130-07-0-047.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS RE-SUBDIVISION, as recorded in Plat Book 974, Page(s) 4 & 5.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 5694, Page 292.

This is improved property located at 714 Westview Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2018.

Michael Alexander Crabb, III.
By: Lisa Fikes Crabb, Attorney in Fact

Lisa Fikes Crabb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Fikes Crabb, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael Alexander Crabb, III., and that she is authorized by Michael Alexander Crabb, III., to execute this instrument on his behalf.

WITNESS my hand, at office, this 19th day of October 2018

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

