WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170801 **DEEDWARR**
12/05/2018 02:19:04 PM 2 pgs
Fees: $13.00 Taxes: $1,039.70

20181205-0118678

W-VKBAR-18-3813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Johnson	**New Owner**	
(NAME)	(NAME)	
3813 and 3898 Crouch Drive		**059-14-0-133.00 AND 059-10-0-208.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WANDA LEWIS, ADMINISTRATOR OF THE ESTATE OF NORMA JEAN REESE,** hereinafter called the Grantor(s), has/have bargained and sold and by these presents do/does transfer and convey unto **MARY JOHNSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 (3813 Couch Dr):
Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Revised Plan of Portion of Haynes Manor, Section 1 of record in Plat Book 3700, Page 33in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 82 fronts 74 feet on the Southerly side of Crouch Drive and extends back 110.5 feet on the West line and 136.6 feet on the East line, to a dead line in the rear of which it measures 87.6 feet.

Tract 2 (3898 Couch Dr):
Land in Davidson County, Tennessee, being Lot No. 619 on the Plan of Haynes Manor, Section V of record in Plat Book 4460, Page 35, and amended in Book 4650, Page 232, 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 Norma Jean Reese by Quitclaim Deed from Mackie Dowell, a widow of record in Book 6670, page 37, Register's Office for Davidson County, Tennessee, dated September 30, 1985 and recorded on October 01, 1985. (As to Tract 1)

Being the same property conveyed to Norma Jean Reese by Cash Deed for Tennessee deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 5909, page 120, Register's Office for Davidson County, Tennessee, dated July 08, 1982 and recorded on July 09, 1982. (As to Tract 2)

Being the same property conveyed to The Estate of Norma Jean Reese by Quitclaim Deed from Mary Johnson, Dorn Reese, Harold Reese, Andrea Bullingor, Lisa Evans, and Herbert Vanderhorst, of record in Instrument No. 20181205-0118676, Register's Office for Davidson County, Tennessee. (As to Tract 1)

Being the same property conveyed to The Estate of Norma Jean Reese by Quitclaim Deed from Mary Johnson, Dorn Reese, Harold Reese, Andrea Bullingor, Lisa Evans, and Herbert Vanderhorst, of record in Instrument No. 20181205-0118677, Register's Office for Davidson County, Tennessee. (As to Tract 2)

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 35, Register's Office for Davidson County, Tennessee. (as to Tract II)
- Restrictions of record in Book 4549, Page 992, in the Register's Office for Davidson County, Tennessee.

- All matters shown on the Plan of record in Plat Book 3700, Page 33, Register's Office for Davidson County, Tennessee. (as to Tract I)
- Restrictions of record in Book 3829, Page 720, and Book 3840, Page 404, in the Register's Office for Davidson County, Tennessee. (as to Tract I)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3813 and 3898 Crouch Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF NOVEMBER, 2018.

Estate of Norma Jean Reese

BY: _____
Wanda Lewis
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WANDA LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ADMINISTRATOR of ESTATE OF NORMA JEAN REESE, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ADMINISTRATOR.

Witness my hand and official seal, this the 30th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212