FILE NUMBER
MAI-189293BSO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Crystal Lumm
Affiant

J. WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/08/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Crystal A. Lumm	Crystal A. Lumm	072 03 0 183.00
(NAME)	(NAME)	
1126 Howard Avenue	1126 Howard Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kerlin Richter, Trustee of the Margaret Sherrill Trust, dated August 9, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Crystal A. Lumm, a married person**, 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:

Being the east one-half of Lot No. 136 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 136 fronts 50.0 feet on the southerly side of Howard Avenue and runs back between parallel lines, with the west line of Lot No. 137 in said subdivision, 205.0 feet to the north line of Lot No. 122 in said Subdivision.

Being the same property conveyed to Margaret R. Sherrill by Warranty Deed from Turner H. Todd, and spouse Clara Todd dated September 12, 2003 and recorded September 12, 2003 as Instrument No. 20030912-0134510, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Margaret Sherrill Trust, a revocable grantor trust by Quit Claim Deed from Margaret Sherrill, unmarried dated August 9, 2018 and recorded August 9, 2018 as Instrument No. 20180809-0078700, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 175920 DEEDWARR
12/19/2018 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20181219-0123204

File Number: MAI-189293BSO

unimproved ☐

This is improved ☒ property, known as 1126 Howard Avenue, Nashville, TN 37216

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 7th day of December, 2018.

Kerlin Richter, Trustee of the Margaret Sherrill Trust dated Aug. 9, 2018, by Robyn E Smith, AIF, DPA

Kerlin Richter, Trustee of the Margaret Sherrill Trust
dated August 9, 2018, by her Attorney-in-Fact,
Robyn E. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared ROBYN E. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KERLIN RICHTER, Trustee of the Margaret Sherrill Trust, dated August 9, 2018, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of KERLIN RICHTER, Trustee of the Margaret Sherrill Trust, dated August 9, 2018, for the purposes therein contained.

Witness my hand and seal of office, at office, this 7th day of December, 2018.

My Commission Expires: 11/08/2021

NOTARY PUBLIC

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

(SEAL)

File Number: MAI-189293BSO

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019