Karen Johnson Davidson County
Batch# 201313 DEEDWARR
03/04/2019 09:39:11 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20190304-0019283

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$605,000.00.**

Dawn Risa Crumel
Affiant

Subscribed and sworn to before me, this the 1st day of March, 2019.

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Notary Public

My commission expires: March 3, 2020
(AFFIX SEAL)

PREPARED BY: RETURN TO: **THIS INSTRUMENT WAS PREPARED BY**
BANKERS TITLE & ESCROW CO
3910 W
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dawn Risa Crumel	Pinnacle Bank	**Map 104-13-0 Parcel 245.00**
5 Peach Blossom Square	1503 d Avenue South, Ste 1000	
Nashville, TN 37205	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert H. Drews and wife, Phoebe B. Drews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawn Risa Crumel, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Second Revision Peach Blossom Square, of record in Plat Book 4300, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert H. Drews and wife, Phoebe B. Drews, by Deed dated January 5, 2001 from Virginia G. Freeman, unmarried, of record in Instrument No. 20010109-0002721, Register's Office for Davidson County, Tennessee. Robert H. Drews conveyed to his wife, Phoebe B. Drews, for the purpose of terminating a tenancy by the entirety between them, pursuant to T.C.A. 66-1-110, and vesting fee simple title in Phoebe B. Drews, by Deed dated August 14, 2007, of record in Instrument No. 20070815-0097594, said Register's Office. The said Phoebe B. Drews conveyed said property to Phoebe B. Drews, Trustee of The Phoebe B. Drews Living Trust, established by the Revocable Trust Agreement of Phoebe B. Drews, dated August 14, 2007, with full power to sell, transfer, mortgage and convey without signature of any beneficiary by Deed dated August 14, 2007, of record in Instrument No. 20070823-0101093, said Register's Office. The said Phoebe B. Drews, Trustee of The Phoebe B. Drews Living Trust, established by the Revocable Trust Agreement of Phoebe B. Drews, dated August 14, 2007, having quitclaimed to Robert H. Drews and wife, Phoebe B. Drews, as tenants by the entirety, by Quitclaim Deed of record in Instrument No. 20150407-0030063, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4300, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 1730, Page 10, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 4281, Page 942, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **5 Peach Blossom Square, Nashville, TN 37205**

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 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 my/our hand(s) this **1st** day of **March, 2019.**

Robert H. Drews

Phoebe B. Drews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert H. Drews and Phoebe B. Drews,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **March, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21