WARRANTY DEED

Karen Johnson Davidson County
Batch# 214735 DEEDWARR
04/08/2019 08:41:30 AM 2 pgs
Fees: $13.00 Taxes: $270.10

20190408-0031396

A-JH-19-1622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF APRIL, 2019.

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)
Timo6, LLC **Brian Bandas**	**New Owner**	
(NAME)	(NAME)	
1004 Ash Drive		**81-10-356.00**
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(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, **LARISA BOWERS, A SINGLE WOMAN AND JOSEPH COLEMAN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMO6, LLC AND BRIAN BANDAS, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of S. A. Champion's subdivision of certain lots in the Harding Addition to Nashville, of record in Plat Book 161, Page 132, Register's Office for said County.

Said Lot No. 121 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lucinda Crutcher by Installment Deed from T.C. Jones and wife, Sara Jane Jones, recorded March 14, 1989 in Book 7792, Page 558, Register's Office for Davidson County, Tennessee.

The said Lucinda Crutcher having since died on June 15, 1989, leaving Agnes Crutcher, Emmitt Crutcher, James William Crutcher, Marie Coleman, Rachel Coleman Crutcher, Charlie Crutcher and Raymond Otto Crutcher as her heirs at law as evidenced by Affidavits of Heirship of record in Instrument Nos 20190329-0028447 and 20190329-0028449 in the Register's Office for Davidson County, TN.

By Quitclaim Deed recorded December 29, 1995 in Book 9902, Page 233, Emmitt Crutcher conveyed his interest in said property to Raymond Otto Crutcher.

By Quitclaim Deed recorded December 29, 1995 in Book 9902, Page 235, Agnes Crutcher, James William Crutcher, Marie Coleman, Rachel Coleman Crutcher and Charlie Crutcher conveyed their interest in said property to Raymond Otto Crutcher.

By Quitclaim Deed recorded April 1, 1998 in Book 10866, Page 271, Raymond Otto Crutcher conveyed his interest in said property to Charlie Crutcher.

The said Charlie Crutcher having since died intestate November 10th, 1999, leaving Rachel Juanita Coleman, Agnes Elizabeth Crutcher, Raymond Otto Crutcher, Emmitt Levell Crutcher, James William Crutcher and Narvile Marie Coleman as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos 20190408-0031392 and 20190408-0031393 Register's Office for Davidson County, Tennessee.

By Quitclaim Deed recorded April 26, 2000 in Instrument No. 20000426-0041414, Rachel Juanita Coleman, Agnes Elizabeth Crutcher, Raymond Otto Crutcher, Emmitt Levell Crutcher and James William Crutcher conveyed their interest in said property to Narvile Marie Coleman.

The said Narvile Marie Coleman having since died on January 10, 2001, leaving Larissa Bowers and Joseph Coleman as her heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in

Instrument Nos. 20190408-0031394 and 20190408-0031395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1622 23rd Avenue North, Nashville, Tennessee 37208**.

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 4 DAY OF APRIL, 2019.

Larisa Bowers

Joseph Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARISA BOWERS, the within named bargainor, 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, this the 4th of April, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH COLEMAN, the within named bargainor, 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, this the 4th of April, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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