Karen Johnson Davidson County
Batch# 225511 DEEDWARR
05/03/2019 10:54:43 AM 2 pgs
Fees: $13.00 Taxes: $954.23
20190503-0041576

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $257,900.00.

Affiant

April G. Nichols State of Tennessee Notary Public Williamson County

Subscribed and sworn to before me, this 2nd **day of April, 2019.**

Notary Public
My commission expires: 6 30 2019

06-1904-77173

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Darwin Foster 105 Hide A Way Court Nashville TN 37217	NEW OWNER	136-03-0-046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lee Ollen Crowder, Jr. and wife, Sarah L. Crowder**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Darwin Issac Foster, unmarried man**, hereinafter called the Grantees, their successors 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. 158, on the Plan of Section Four, Priest Lake Park, of record in Book 4460, Pages 15, 16, and 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee Ollen Crowder, Sr. and wife, Eva N. Crowder by deed from Randall Phillips, Trustee, dated May 11, 1972, recorded May 12, 1972, of record in Book 4600, Page 937, Register's Office for Davidson County, Tennessee. The said Eva N. Crowder having since died on April 14, 1995. The said Lee Ollen Crowder, Sr. having since died on November 25, 2011, leaving a Last Will and Testament filed for Probate in Docket No. 11P-1892, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Lee Ollen Crowder, Jr..

Further being the same property conveyed to Lee Ollen Crowder, Jr. by Executor's Quitclaim Deed from Lee Ollen Crowder, Jr., Executor of the Estate of Lee Ollen Crowder, Sr., dated October 1, 2012, recorded October 2, 2012, of record in Instrument No. 20121002-0089439, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lee Ollen Crowder, Jr. and wife, Sarah L. Crowder by Quitclaim Deed Creating a Tenancy by the Entirety from Sarah H. Crowder, dated October 1, 2012, recorded October 10, 2012, of record in Instrument No. 20121010-0092816, Register's Office for Davidson County, Tennessee.

Sarah L. Crowder is one and the same person as Sarah H. Crowder.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 105 Hide A Way Court, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of April, 2019.

Lee Ollen Crowder, Jr.

Sarah H. Crowder

Sarah H Crowder

1.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lee Ollen Crowder, Jr. and Sarah H. Crowder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 26th day of April, 2019.

Carol M Holmes
Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford