BOX 10-B

Karen Johnson Davidson County
Batch# 229100 **DEEDWARR**
05/13/2019 10:38:42 AM 2 pgs
Fees: $13.00 Taxes: $1,121.10

20190513-0044574

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$303,000.00**

Andy Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF MAY, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDY WILLIAMS, ET UX	**SAME**	**090-12-0-038.00**
(NAME) **629 CROLEY DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES WESLEY SOVINE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDY WILLIAMS AND TINA WILLIAMS, HUSBAND AND WIFE,** 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 part of Lot No. 5 on the Plan of the Resubdivision of Lots 5 to 8 inclusive in the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Plat Book 421, page 21, Register's Office for said County, described according to a survey made by John H. Sullivan, County Surveyor, July 1946, as follows:

SAID part of said lot fronts 80.3 feet on the westerly side of Croleywood Drive and extends back on the northerly line 180 feet, more or less, with John Holt's southerly line (John Holt having acquired property in Deed Book 4091, page 774, Register's Office for Davidson County, Tennessee) and extends back 180 feet, more or less, on the southerly line (with the northerly line of property conveyed to Thomas B. Garland in Deed Book 1584, page 265, Register's Office for Davidson County, Tennessee) to the rear on which it measures 89.4 feet, more or less.

Being a portion of the same property conveyed to JAMES WESLEY SOVINE, by deed from JOHN R. DEAN, of record in Instrument No. 20081215-0120209, dated December 15, 2008, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 421, page 21; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

unimproved ( )
This is improved(X) property, known as **629 CROLEY DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10 day of May, 2019.

JAMES WESLEY SOVINE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Wesley Sovine,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of May, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public