WARRANTY DEED

File #2019062443

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 243764 DEEDWARR
06/17/2019 10:28:48 AM 2 pgs
Fees: $13.00 Taxes: $754.43

20190617-0057845

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Cardinale	NEW OWNER	072-14-0-235.00
(NAME)	(NAME)	
1521 Douglas Avenue	1521 Douglas Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/WE, **William Q. Crutchfield and wife, Porter S. Crutchfield,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Cardinale, 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. 67 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-26 Brownsville Addition of record in Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 67 fronts 50 feet on the Northerly side of Douglas Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William Q. Crutchfield and wife, Porter S. Crutchfield by Warranty Deed from James A. Cooper and wife, Helen W. Cooper of record in Book 4882, Page 996, Register's Office for Davidson County, Tennessee, dated January 20, 1975 and recorded on January 22, 1975.

This conveyance is subject to: County Taxes for 2019, a lien, not yet due and payable; Any and all matters shown on the Plan of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1521 Douglas Avenue, Nashville, TN 37206**

(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 our hands this 13th day of June, 2019.

William Q. Crutchfield

William Q. Crutchfield

Porter S. Crutchfield

Porter S. Crutchfield

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared William Q. Crutchfield and Porter S. Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 2019.

Commission expires:

Notary Public

6/22/22

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128