14013

WARRANTY DEED

Karen Johnson Davidson County
Batch# 249555 DEEDWARR
06/27/2019 10:08:45 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20190627-0062348

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mimi K. Pollock, Trustee, or her successor in trust, under the Mimi K. Pollock Living Trust dated December 3, 2015	New Owner	142-09-0B-245.00 CO
(NAME)	(NAME)	
845 General George Patton		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Pamela Diane Rucker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mimi K. Pollock, Trustee, or her successor in trust, under the Mimi K. Pollock Living Trust dated December 3, 2015,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 845, together with the carport designated 845-C, on the plan of River Plantation, Section Five, Phase One, Lot No. One, of record in Book 5200, Page 145 & 146, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part be reference.

Being the same property conveyed to Janice S. Crowe and Pamela Diane Rucker and Pamela Diane Rucker as Trustee of the Janice S. Crowe Educational Trust, all as Joint Tenants with Rights of Survivorship, from Gary W. Crowe and Janice S. Crowe, by Warranty Deed, executed on 4/30/14, as of record in Instrument Number 20140514-0041514, Register's Office for Davidson County, Tennessee. The said Janice S. Crowe having since died, and further conveyed to Pamela Diane Rucker by Quitclaim Deed of record in Instrument No. 20160310-0023165, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 845 General George Patton, Nashville, TN 37221
(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/our hands this 25th day of June, 2019.

Pamela Diane Rucker

State of Tennessee
County of Sumner

Personally appeared before me Pamela Diane Rucker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2019.

Notary Public
My Commission Expires: _____

File No.: 14013

