THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621044** Karen Johnson Davidson County Batch# 252995 DEEDWARR 07/05/2019 09:46:39 AM 2 pgs Fees: $13.00 Taxes: $2,312.50 20190705-0065610	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2019. Notary Public My Commission Expires: 1/17/21 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Hayes McWilliams and Caroline McWilliams 119 Keyway Drive Nashville TN 37205	Send Tax Bills To: Truxton Trust Co 4525 Harding Rd, Ste 300 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 129-04-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Bradley Nowell, unmarried and Starling D. Crabtree, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Hayes McWilliams and Caroline Rena Hodgson, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of West Meade Farms, Section 3, as of record in Plat Book 1835, page 4, Register' s Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

TOGETHER WITH that part of an unimproved right-of-way contiguous to subject property closed by the Metropolitan Government of Nashville & Davidson County, Ordinance No. 094-1021.

Being the same property conveyed to GEORGE BRADLEY NOWELL AND WIFE, STARLING NOWELL, by deed from SAMUEL E. CREWSE, MARRIED, of record as Instrument No. 20040806-0095293, dated August 2, 2004, said Register's Office. Then being further conveyed to STARLING NOWELL, MARRIED, by Quitclaim Deed from GEORGE BRADLEY NOWELL, MARRIED, of record as Instrument No. 20060630-0078615, dated June 23, 2006, said Register's Office. Then being further conveyed to GEORGE BRADLEY NOWELL AND WIFE, STARLING NOWELL, by Quitclaim Deed from STARLING NOWELL, MARRIED, of record as Instrument No. 20070615-0071966, dated June 14, 2007, said Register's Office.

Starling Nowell having since divorced and is now known as Starling D. Crabtree.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 129-04-0-058.00.

Matters shown on the Plan of record in Plat Book 1835, page 4, said Register's Office.

Subject to a street closing and any easement(s) retained in Ordinance No. 094-1021, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is improved property located at 119 Keyway Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2019.

George Bradley Nowell

Starling D. Crabtree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Bradley Nowell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Starling D. Crabtree, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021