WARRANTY DEED

Karen Johnson Davidson County
Batch# 258636 DEEDWARR
07/18/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20190718-0070514

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

X Mary Dale Crozier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas B. Crozier, Sr. and Mary Dale Crozier	NEW OWNERS	129 08 0 118.00
(NAME)	(NAME)	
108 Brookfield Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Joyce Ann Hall and Fran J. Belt, as equal tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas B. Crozier, Sr. and Mary Dale Crozier, 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 Lot No. 4 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Said Lot No. 4 fronts 100 feet on the northerly side of Brookfield Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Hattie Jenkins and Flo Jenkins by Installment Deed from James Austin Rogers, Jr. dated September 19, 1949 and recorded October 5, 1949 in Book 1759, Page 398, in said Register's Office for Davidson County, Tennessee.

Flo Jenkins died December 29, 1978 and was survived by her heirs at law, Hattie Irene Jenkins (Johnson), sister, and Doyle Jenkins, brother. Doyle Jenkins died May 9, 1991 and was survived by his heirs at law, Verda Alline Jenkins, spouse, Joyce Ann Hall, daughter, and Fran J. Belt, daughter. Verda Alline Jenkins died on March 18, 2002 and was survived by her heirs, Joyce Ann Hall, daughter, and Fran J. Belt, daughter.

Hattie Jenkins aka Hattie Irene Johnson died March 9, 2005 and devised the property to Joyce Ann Hall, niece, and Fran J. Belt. See will of record in Will Book Volume 5832, Page 1920617 in the Probate Court Clerk's Office for Davidson County, Tennessee. See further, instrument dated February 21, 2006 and recorded March 2, 2006 as Instrument No.

20060302-0023996, in said Register's Office for Davidson County, Tennessee whereby the property pursuant to the afore-mentioned will was conveyed to Joyce Ann Hall and Fran J. Belt, as equal tenants in common by Executor's Quitclaim Deed from Joyce Ann Hall and Fran J. Belt, Executrices of the Estate of Hattie Irene Johnson.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Brookfield Ave, Nashville, TN 37205

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 16 day of July, 2019.

Joyce Ann Hall

Joyce Ann Hall

Fran J. Belt

Fran J. Belt

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joyce Ann Hall and Fran J. Belt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

File Number: HLT-1906201FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)