(3)

Return to: BRID
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Melanie D. Rard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

Karen Johnson Davidson County
Batch# 263509 DEEDWARR
07/29/2019 12:28:19 PM 2 pgs
Fees: $13.00 Taxes: $818.07
20190729-0074386

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kayla Nicole Crumbaugh	Legacy Mutual Mortgage	
(NAME)	(NAME)	
2652 Miami Ave.	3503 Paesanos Pkwy	**052-09-0-184.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, Texas 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONNIE J. LEWIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLA NICOLE CRUMBAUGH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Lot No. 57, on the Map of Woodale Grove Annex, of record in Book 547, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

INCLUDED, BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the above-described property conveyed to State of Tennessee in Book 4002, page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie J. Lewis , married by Warranty deed from Precision Homes, Inc of record in Instrument No. 20050713-0081212 Register's Office for Davidson County, Tennessee, dated July 08, 2005 and recorded on July 13, 2005.

Roy M. Lewis, spouse of Bonnie J. Lewis joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 79, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 109 and 110, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingressive/ Egress Purposes and Appurtenances of record in Book 10718, Page 584, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2652 Miami Ave., Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF JULY, 2019.

Bonnie J. Lewis by Kate Nyquist, Attorney in Fact
Bonnie J. Lewis by Kate Nyquist,
Attorney in Fact

Roy M. Lewis by Kate Nyquist, Attorney in Fact
Roy M. Lewis by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BONNIE J. LEWIS AND ROY M. LEWIS, and who acknowledged she executed the same as the free act and deed of the said BONNIE J. LEWIS AND ROY M. LEWIS.

Witness my hand and official seal, this the 24th of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212