WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-26-22

(AFFIX SEAL)

PREPARED BY: RETURN T
BANKERS TITLE & ESCROW CORP.
Stewart Title Company

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

NASHVILLE TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan Crowell	New Owner	10303019000
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 264392 **DEEDWARR** 07/31/2019 09:44:01 AM 2 pgs Fees: $13.00 Taxes: $1,480.00
4905 Wyoming Avenue		
(ADDRESS)	(ADDRESS)	20190731-0075308
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Kimberly F. Dixon, Trustee of the Loretta O. Felts Revocable Trust uad 5/28/2005**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jordan Crowell and Margaret C. Wray, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 more particularly described as follows:

Being a lot of land in West Nashville, a part of the E.A. Elam 6 acre tract, described as follows:

Beginning at a point 150 feet southwardly from the southerly margin of Wyoming Avenue, formerly Sixth Street, and 150 feet east of the easterly margin of 50th Avenue, North, extended, said point being the southwest corner of a tract of land previously conveyed to said C.D. Overby and wife, by deed from Elizabeth B. Thompson; running thence southwardly and parallel with said 50th Avenue, North extended, 102 feet to the line of the Sylvan Park School property; thence eastwardly with said line 50 feet; thence northwardly 102 feet to Overby's southeast corner; thence westwardly 50 feet with Overby's south line 50 feet to the beginning.

Being the same property conveyed to Gerald W. Felts and wife, Loretta O. Felts by Deed dated 04/30/1980, from Grace S. Overby, surviving tenant by the entireties, of record in Book 5598, Page 750, Register's Office for Davidson County, Tennessee. The said Gerald W. Felts died on 10/25/2003, leaving the said Loretta O. Felts the sole surviving tenant by the entirety.

Being the same property conveyed to Loretta O. Felts and Kimberly F. Dixon, Trustees of the Loretta O. Felts Revocable Trust uad 05/28/2005 by Quitclaim Deed dated 05/28/2005, from Loretta O. Felts, of record in Instrument 20050601-0061634, Register's Office for Davidson County, Tennessee. The said Loretta O. Felts died on 03/15/2019, leaving the said Kimberly F. Dixon, Trustee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4905 Wyoming Avenue, Nashville, TN 37209

(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 GRANTEE(S), their 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 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.

Effective the 30th day of July, 2019.

Kimberly F. Dixon, Trustee of the Loretta O. Felts Revocable Trust uad 5/28/2005

By: Kimberly F Dixon

Kimberly F. Dixon, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly F. Dixon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of the Loretta O. Felts Revocable Trust uad 5/28/2005, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2019.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064