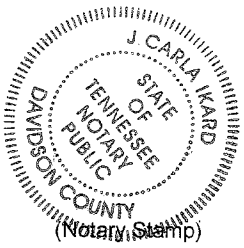
Karen Johnson Davidson County
Batch# 266298 DEEDWARR
08/02/2019 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20190802-0076803



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Karen Crowell
Affiant

Subscribed and sworn to before me, this 31st day of July, 2019.

Notary Public

My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James H. Crowell Jr. Nancy D. Crowell, Co-Trustees	New Owner	**155-08-0E-030.00-CO**
7300 Olmsted Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Roger A Wiseman, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

JAMES H. CROWELL, JR. and NANCY D. CROWELL, as co-trustees of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary

(hereinafter called the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 89 on the Plan of Final Plat Resubdivision Bellevue Highlands Phase 1 of record in Plat at Instrument No. 20010202-0010398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Roger A. Wiseman and wife, Kay F. Wiseman by Warranty deed from The Jones Company Custom Homes, of Tennessee, Inc of record in Instrument No. 20020802-0092800 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 02, 2002; the said Kay F. Wiseman having since died on April 26, 2018.

This is ☒ improved property known as **7300 Olmsted Dr., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2019.

Roger A Wiseman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roger A Wiseman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of July, 2019.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SolomonParks File No. 19-000217-524

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

201902150014360

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