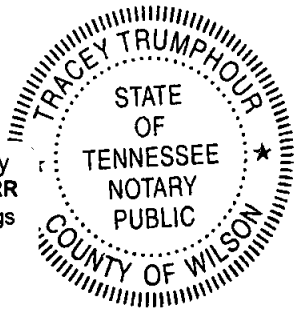
WARRANTY DEED



Karen Johnson Davidson County
Batch# 280403 DEEDWARR
09/04/2019 09:23:49 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20190904-0088998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Millian C Eaton	Millian C Eaton	085 01 0 005.00
(NAME)	(NAME)	
2713 Glenoaks Drive	2713 Glenoaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 **Donald N. Crosby and Randee J. Crosby aka Randee L. Crosby individually and as Trustee(s) of the Crosby Joint Revocable Living Trust uad February 5, 2018,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Millian C Eaton, an unmarried woman,** 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 Lot No. 16, Section 3, McGavock Heights Subdivision, as shown on plat of record in Book 2330, Page 102, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Donald N. Crosby and wife Randee J. Crosby by Deed dated 11/24/1987 from Walter W. Swanson and wife, Penelope A. Swanson, of record in Book 7420, Page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald N. Crosby and Randee J. Crosby, Trustee of the Donald N & Randee J. Crosby Family Trust, dated 09/09/1998 by Quitclaim Deed dated 09/09/1998 from Donald N. Crosby and Randee J. Crosby, A/K/A Randee L. CroMegan Dandurand, unmarried, and Jason Clairmont, unmarriedsby, his wife, of record in Book 11105, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald N. & Randee J. Crosby, husband & wife by Quitclaim Deed dated 08/23/2018 from Donald N & Randee J. Crosby Family Trust, a Family Trust, of record in Instrument No. 20180823-0083710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crosby Joint Revocable Living Trust by Quitclaim Deed dated 11/29/2018 from Donald N. Crosby and Randee J. Crosby, husband and wife, of record in Instrument No. 20190118-0005320, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 2330, Page 102, in the Register's Office for Davidson County, Tennessee, (2) Easements of record in Book 5622, Page 894, Register's Office for Davidson County, Tennessee.

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 ☒ 2713 Glenoaks Drive, Nashville, TN 37214

(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), his/her/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), his/her/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.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 29th day of August, 2019.

Donald N Crosby

Randee J Crosby aka Randee L Crosby

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald N Crosby and Randee J Crosby aka Randee L Crosby,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 29th day of August, 2019.

Donald N and Randee J Crosby Family Trust, UAD September, 9 1998,

By: _____
Donald N Crosby, Trustee

By: _____
Randee J Crosby aka Randee L Crosby, Trustee

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 29th day of August, 2019.

Crosby Joint Revocable Living Trust, UAD January 5, 2018

By: _____
Donald N Crosby, Settlor and Co-Trustee

By: _____
Randee J Crosby aka Randee L Crosby, Settlor and Co-Trustee

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald N Crosby and Randee J Crosby aka Randee L Crosby, as Trustee(s) for the Donald N and Randee J Crosby Family Trust, UAD September, 9 1998, and as Settlor(s) and Co-Trustee(s) of the Crosby Joint Revocable Living Trust, UAD January 5, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be trustee(s) for the Donald N and Randee J Crosby Family Trust, UAD September, 9 1998, and Settlor(s) and Co-Trustee(s) of the Crosby Joint Revocable Living Trust, UAD January 5, 2018, and that they as such Settlors and Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Donald N Crosby and Randee J Crosby aka Randee L Crosby, as Trustee(s) for the Donald N and Randee J Crosby Family Trust, UAD September, 9 1998, and as Settlor(s) and Co-Trustee(s) of the Crosby Joint Revocable Living Trust, UAD January 5, 2018, by the said Donald N Crosby and Randee J Crosby, aka Randee L Crosby, as such Settlers and Co-Trustees.

Witness my hand and Official seal this 29th day of August, 2019.

Notary Public: _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO: Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 502451
Warranty Deed TN