Karen Johnson Davidson County
Batch# 300903 DEEDWARR
10/15/2019 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191015-0105496

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

x Bobby Dean Crook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PREMIER TRUST CUSTODIAN FBO BRUCE WILLEY IRA	New Owner	090-12-0-154.00
(NAME) 4465 S. Jones Blvd.	(NAME)	
(ADDRESS) Las Vegas, NV 89103	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, D. JEAN PURSLEY, BILLY WAYNE CROOK, BETTY DEAN WERT, AND BOBBY DEAN CROOK, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF BEULAH MAI BISHOP, AND BOBBY DEAN CROOK AS EXECUTOR OF THE ESTATE OF BEULAH MAI BISHOP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PREMIER TRUST CUSTODIAN FBO BRUCE WILLEY IRA,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 168 on the Plan of Charlotte Park, Section II, of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BILL CROOK AND WIFE, BEULAH MAI CROOK, by deed from CLARENCE B. OWEN AND WIFE, LOUISE C. OWEN, of record in Book 3963, page 384, dated July 15, 1965, said Register's Office. The said Bill Crook having since died leaving Beulah Mai Crook the surviving tenant by entirety, who later married EUGENE BISHOP. Being further conveyed to BEULAH MAI BISHOP, by quitclaim deed from EUGENE BISHOP, of record in Book 11399, page 248, dated March 24, 1999, said Register's Office. Being further conveyed to BOBBY D. CROOK, BETTY D. WERT, BILLY W. CROOK AND D. JEAN PURSLEY, by quitclaim deed from BEULAH MAI BISHOP, of record in Instrument No. 20110829-0066570, dated August 29, 2011, said Register's Office. Being further conveyed to BEULAH MAI BISHOP, by quitclaim deed from BOBBY D. CROOK AND WIFE, LINDA P. CROOK, D. JEAN PURSLEY AND HUSBAND, CHARLES PURSLEY, BETTY D. WERT, UNMARRIED AND BILLY W. CROOK, UNMARRIED, of record in Instrument No. 20111004-0077000, dated September 19, 2011, said Register's Office.

The said BEULAH MAI BISHOP having since died testate on or about November 7, 2018 devising subject property to D. JEANE PURSLEY, BILLY WAYNE CROOK, BETTY DEAN WERT AND BOBBY DEAN CROOK, pursuant to her Will of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P2002.

See Limited Powers of Attorney for D. Jean Pursley, Billy Wayne Crook, and Betty Dean Wert, of record in Instrument Nos. 20191014-0105092, 20191014-0105090, and 20191014-0105091, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2663, Pages 22 and 23; any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Bobby Dean Crook and Bobby Crook are one and the same person.
D. Jean Pursley and D. Jeane Pursley are one and the same person.

Unimproved ( )
This is improved(X) property, known as 518 ANNEX AVE., 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 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; 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 14 day of March, 2019.

Bobby Dean Crook
BOBBY DEAN CROOK, Individually

D. Jean Pursley
By Bobby Dean Crook His atty in fact
D. JEAN PURSLEY
By: Bobby Dean Crook, her Attorney in Fact

Bobby Dean Crook Executor
BOBBY DEAN CROOK, EXECUTOR OF THE ESTATE OF BEULAH MAI BISHOP

Billy Wayne Crook
By Bobby Dean Crook His Atty in fact
BILLY WAYNE CROOK
By: Bobby Dean Crook, his Attorney in Fact

Betty Dean Wert
By Bobby Dean Crook Her atty in fact
BETTY DEAN WERT
By: Bobby Dean Crook, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bobby Dean Crook, individually and as Executor of the Estate of Beulah Mai Bishop,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of March, 2019.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of March, 2019, before me personally appeared **Bobby Crook, Attorney in Fact for D. Jean Pursley, Billy Wayne Crook, and Betty Dean Wert,** 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 **D. Jean Pursley, Billy Wayne Crook, and Betty Dean Wert,** and who acknowledged that he executed the same as the free act and deed of **D. Jean Pursley, Billy Wayne Crook, and Betty Dean Wert.**

Witness my hand and official seal at office this 14 day of March, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

True Copy Certification

I, Laura Mitchell, 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 DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY