Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 304183 DEEDWARR
10/22/2019 01:14:53 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20191022-0108246

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

AFFIANT
Subscribed and sworn to before me this 15th day of October 2019.

Notary Public
My Commission Expires:

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Drexel Robert Neumann, et al 707 Newberry Road Nashville, TN 37205	New Owner	102-14-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JAMES H. CROWELL, JR. and NANCY D. CROWELL, CO-TRUSTEES, of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

DREXEL ROBERT NEUMANN and SERENA THURMAN NEUMANN, husband and wife

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

BEING improved property, known as 707 Newberry Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantors covenant with the said Grantees that Grantors 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 forth. Grantors do further covenant and bind themselves, their successors and assigns,

to warrant and forever defend the title to said land to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except as set out in EXHIBIT "B" hereto.

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 Grantors have executed this instrument this 15th day of October 2019.

JAMES H. CROWELL, JR. AND NANCY D. CROWELL REVOCABLE TRUST dated May 20, 2016

James H Crowell, Jr. Co-trustee

JAMES H. CROWELL, JR., Co-Trustee

Nancy D Crowell co-trustee

NANCY D. CROWELL, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES H. CROWELL, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Co-Trustee of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, the within named bargainor, and that he as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Co-Trustee.

WITNESS my hand, at office, this 15th day of October 2019.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 202

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NANCY D. CROWELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Co-Trustee of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, the within named bargainor, and that she as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Co-Trustee.

WITNESS my hand, at office, this 15th day of October 2019.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 202

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Brook Meade, Section IX, as of record in Plat Book 2331, Page(s) 34 and 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from JERRY DON CRUTCHFIELD and wife, PATSY J. CRUTCHFIELD, to JAMES H. CROWELL, JR., an unmarried man, dated June 21, 1974, of record in Book 4827, Page 957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from JAMES H. CROWELL, JR., a married person, to JAMES H. CROWELL, JR. and wife, NANCY D. CROWELL, dated May 13, 2016, of record in Instrument No. 20160516-0048605, said Register's Office.

Being the same property conveyed by Quitclaim Deed from JAMES H. CROWELL, JR. and wife, NANCY D. CROWELL, to JAMES H. CROWELL, JR. and NANCY D. CROWELL, CO-TRUSTEES, of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, of record in Instrument No. 20160523-0051001, dated May 20, 2016, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2020 and subsequent years.

2. Matters shown on the Plan of Brook Meade, Section IX, in Plat Book 2331, Page(s) 34 and 35, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5158, Page 447, said Register's Office.