WARRANTY DEED

Karen Johnson Davidson County
Batch# 314791 DEEDWARR
11/13/2019 09:33:03 AM 2 pgs
Fees: $13.00 Taxes: $580.90

20191113-0116841

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-23

(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
17th Ave. N. Development LLC	17th Ave. N. Development LLC	
(NAME) 1606 17th Ave. N	(NAME) 1606 17th Ave. N	08111028200
(ADDRESS) Nashville TN, 37208	(ADDRESS) Nashville TN, 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nannie B. Crutcher, single**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **17th Ave. N. Development, LLC.**, HEREINAFTER CALLED THE GRANTEE, HER/THEIR HEIRS 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 the northerly 1/2 of Lot 376, the Addition to the Town of McGavock, as in Book 21, Page 41, 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 to Nannie B. Crutcher by Quit Claim Deed of Record at Instrument No. 20191108011516666 in the Register's Office of Davidson County, TN.

Being previously conveyed to Nannie Crutcher, William T. Fite, Phyllis Fite, Felicia Benjamin, and Raymond K. Crutcher by Affidavits of Heirships of record at Instrument No's 20191108011566 5 in the Register's Office of Davidson County, TN.

Being the same property conveyed to Raymond O. Crutcher and Nannie B. Fite, by Deed dated April 25, 1989, of record at Book 7832, Page 152, in the Register's Office of Davidson County, Tennessee. Raymond O. Crutcher died intestate on September 1, 2017.

**Nannie B Fite married Raymond O. Crutcher and is now known as Nannie B Crutcher. **

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1606 17th Ave N Nashville, TN 37208
(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, 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 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 my hand this 8th day of November, 2019.

Nannie B. Crutcher

Nannie B Crutcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nannie B Crutcher** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON