THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2019.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 317709 DEEDWARR
11/20/2019 09:31:34 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20191120-0119754

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin H. Crider and Sonya J. Crider 2205 Bryce Cove Nashville TN 37211	New Owner	Tax Parcel ID No. 172 15 0A 187.00 AND

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Lee Torres and Kelly Jean Torres, husband and wife, and Victor Lee Roy Torres, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin H. Crider and Sonya J. Crider, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT ONE: Land in Davidson County, Tennessee, being all of Lot No. 135, on the Plan of Section Eleven, Holt Woods, of record in Plat Book 9700, Page 408, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eric Lee Torres and Kelly Jean Torres, Husband and wife, and Victor Lee Roy Torres, a married man, by Warranty Deed from Lori Curd Hulet, married FKA Lori Curd, of record in Instrument No. 20150415-0033295, in the Register's Office of Davidson County, Tennessee, dated April 6, 2015 and recorded April 15, 2015.

Said property was never the marital residence of Victor Lee Roy Torres.

TRACT TWO: Lot 136, Section Eleven, Holt Woods, R20 Residential P.U.D, as shown on plat of record in Plat Book 9700, Page 408, in the Register's Office, Davidson County, Tennessee, to which play reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Crider and wife, Sonya Crider by Warranty Deed from Marcus F. Whitney, joined by his spouse, Rachel Whitney, of record in Instrument No. 20160106487, in the Register's Office of Davidson County, Tennessee, dated October 06, 2016 and recorded October 07, 2016.

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 rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eleven Holt Woods, as recorded in Plat Book 9700, Page(s) 408.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Addition to Bradford Hills, as recorded in Plat Book 7900, Page(s) 668.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 and Book 10469, Page 57, amended in Instrument No. 20190624-0060843.

Easement recorded in Book 5167, Page 768.

Easement recorded in Book 5707, Page 706, amended in Book 5720, Page 183.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 585.

This is improved property located at 4009 Bryce Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of November, 2019.

Eric Lee Torres

Kelly Jean Torres

Victor Lee Roy Torres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Lee Torres, Kelly Jean Torres, and Victor Lee Roy Torres, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021