THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123567** Karen Johnson Davidson County Batch# 323015 **DEEDWARR** 12/02/2019 12:00:28 PM 2 pgs Fees: $13.00 Taxes: $1,147.00 20191202-0123557	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Blankenship 3507 Geneva Circle Nashville TN 37209	New Owner	Tax Parcel ID No. 092 05 0 076.00

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, **Mary Inez Crutchfield, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Terrell Blankenship, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 121, COLLEGE HILL SUBDIVISION, SECTION 5, as shown on plat of record in Plat Book 2900, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carl Crutchfield, by Quitclaim Deed from Mary Inez Crutchfield, of record in Instrument No. 20050419-0043686, in the Register's Office of Davidson County, Tennessee, dated April 10, 2005 and recorded on April 19, 2005.

Being the same property conveyed to Carl Crutchfield and wife, Mary Inez Crutchfield, by Warranty Deed from Calvin L. McKissack, Individually and as Trustee, of record in Book 4076, Page 874, in the Register's Office of Davidson County, Tennessee, dated February 07, 1966 and recorded on November 14, 1966.

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 COLLEGE HILL SUBDIVISION, SECTION 5, as recorded in Plat Book 2900, Page(s) 42.

This is improved property located at 3507 Geneva Circle Nashville TN 37209

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 26th day of November, 2019.

Mary Inez Crutchfield by Maribeth Crutchfield, Attorney in Fact
Mary Inez Crutchfield
By: Maribeth Crutchfield, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maribeth Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary Inez Crutchfield and that she is authorized by Mary Inez Crutchfield to execute this instrument on his behalf.

WITNESS my hand, at office, this 26th day of November, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022