Karen Johnson Davidson County
Batch# 350490 DEEDWARR
01/30/2020 09:08:29 AM 2 pgs
Fees: $13.00 Taxes: $1,084.10

20200130-0010976

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$293,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2020.

Notary Public

My commission expires: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Frances Family Revocable Living Trust	**NEW OWNER**	**096-10-0-033.00**
1190 Palmer Road		
Lebanon, TN 37087		

FOR AND IN 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, I,

Nancy M. Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Frances Family Revocable Living Trust u/a/d May 21, 2004 and amendment dated January 31, 2006

HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 523, as shown on the map entitled the Plan of Cloverhill, Section 8, of record in Plat Book 2331, pages 10 and 11, 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 VIRGIL BROWN AND WIFE, NANCY M. BROWN, by deed from ROSS T. HIGHTOWER AND WIFE, CATHERINE STARK HIGHTOWER, of record in Book 2647, page 620, dated October 25, 1956, said Register's Office. The said Virgil Brown having since died on or about September 29, 1998, leaving Nancy M. Brown the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3116 Crosswood Drive, Nashville, TN 37214**.

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 Grantors do covenant with 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 in 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/our hand(s) this 27th day of January, 2020.

Nancy M. Brown

Nancy M. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nancy M. Brown**, the bargainor(s) 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.

Witness my hand, at office, this **27th** day of **January, 2020.**

Notary Public

My Commission Expires: 10-3-2021

