# WARRANTY DEED

Karen Johnson Davidson County
Batch# 354028 DEEDWARR
02/05/2020 12:25:00 PM 3 pgs
Fees: $18.00 Taxes: $836.20

20200205-0013473

DANIELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-20

J-BLUE-19-313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **BCD Properties I, GP** | **New Owner** | |
| (NAME) | (NAME) | **105-16-225.00** |
| **363 Woodycrest Ave.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD D. CRUTCHFIELD (INDIVIDUALLY AND AS EXECUTOR) AND EMILY G. VANDYGRIFF AND J. NICHOLAS CRUTCHFIELD AND STEPHEN R. CRUTCHFIELD AND J. ANTHONY CRUTCHFIELD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BCD PROPERTIES I, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 and the westerly 3 feet of Lot No. 100 on the Plan of Section 3, Woodycrest Subdivision, of record in Book 2083, Page 21, and as amended in Book 2146, Page 325, Register's Office for said County.

Said Lot and part of lot adjoin and front together 68 feet on the northerly side of Polk Avenue and run back between lines, 215.5 feet on the westerly line and 231 feet, more or less, on the easterly line of said part of Lot 100, to a dead line in the rear, measuring 54 feet therein.

Being the same property conveyed to James Richard Crutchfield and wife, Lucille S. Crutchfield by Warranty Deed from Joseph A. Pardue, Jr. and wife, Dorothy P. Pardue, recorded July 10, 1959 in Book 2924, Page 455, Register's Office for Davidson County, Tennessee. The said James Richard Crutchfield predeceased Lucille S. Crutchfield and said property vested in Lucille Crutchfield. The said Lucille Crutchfield died on January 6, 2018 and her probate estate is being administered in the Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, under Docket No. 19P-948. Said Last Will and Testament divises the subject property to Richard D. Crutchfield, Emily G. Vandygriff, J. Nicholas Crutchfield, Stephen R. Crutchfield and J. Anthony Crutchfield.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 21, amended in Book 2146, Page 325, Register's Office for Davidson County, Tennessee.
- Subject to 2020 Property Taxes and all subsequent years.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **313 Polk Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF JANUARY, 2020.

Richard D. Crutchfield

Emily G. Vandygriff

J. Nicholas Crutchfield

Stephen R. Crutchfield by Richard D. Crutchfield, Attorney-In-Fact

J. Anthony Crutchfield by Richard D. 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, RICHARD D. CRUTCHFIELD (Individually and as Executor of the Estate of Lucille Crutchfield), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY G. VANDYGRIFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. NICHOLAS CRUTCHFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

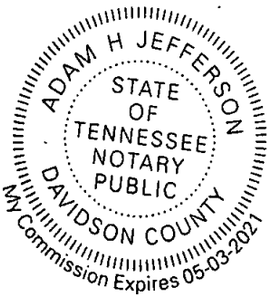
ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD D. CRUTCHFIELD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN R. CRUTCHFIELD, AND J. ANTHONY CRUTCHFIELD, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN R. CRUTCHFIELD, AND J. ANTHONY CRUTCHFIELD.

Witness my hand and official seal, this the 23rd of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212