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

CRT File No. 200124373

Karen Johnson Davidson County
Batch# 354683 **DEEDWARRSP**
02/07/2020 08:40:29 AM 2 pgs
Fees: $13.00 Taxes: $2,401.30

20200207-0014299

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $649,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel K. Crocker and Katherine S. Crocker 9 Peach Blossom Square Nashville TN 37205	New Owner	Tax Parcel ID No. 104 13 0 247.00

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, **Investment Trust Company, Trustee of the William H Wemyss Jr. Marital Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel K. Crocker and Katherine S. Crocker, 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the 2nd Revision of Peach Blossom Square, as of record in Book 4300, page 18, Register's Office for said County, Described as follows:

Beginning on the south margin of Peach Blossom Square at the corner of Lots Nos. 9 and 7; thence with the margin of said Square, around a curve in a northwesterly direction 34.99 feet to an iron pin; thence on a line running S 52 deg. 31' W 42.89 feet to an iron pin: thence on a line running S 7 deg. 51' W 123.25 feet to a monument; thence on a line running S 82 deg. 15' E 55.45 feet to an iron pin, thence with the boundary between Lots Nos. 9 and 7 on a line running N 10 deg. 19' E 140.19 feet to the beginning.

Being the same property conveyed to William H. Wemyss, Jr. by deed dated July 29, 1982 from J. Stewart Bronough and wife, Mary Clark Bronough of record in Book 5919, page 540, Register's Office for Davidson County, Tennessee. William H. Wemyss, Jr. having since died on April 20, 2005 leaving a Last Will and Testament filed for Probate in Docket No. 05P699, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, William H. Wemyss, Jr. directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Mary Ellen Lovell. By Executor's Quitclaim Deed dated August 15, 2006 of record in Instrument No. 20060824-0104292, Register's Office for Davidson County, Tennessee, Mary Ellen Lovell, as Executor of The Estate of William H. Wemyss, Jr. conveyed subject property to Investment Trust Company, Trustee of The William H. Wemyss, Jr. Marital Trust.

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 section 67-5-603, et seq.

Together with a Reciprocal Easement for Driveway as more fully described in Book 4408, Page 543, Register's Office for Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision, Peach Blossom Square, as recorded in Plat Book 4300, Page(s) 18. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4281, Page 942.

Easement for Sanitary Sewer, recorded in Book 1730, Page 10.

Reciprocal Easement for Driveway, recorded in Book 4408, Page 543.

This is improved property located at 9 Peach Blossom Square Nashville TN 37205

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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 31st day of January, 2020.

William H Wemyss, Jr. Marital Trust

By: Investment Trust Company, Trustee

C L Payseur, SVP

By: Cynthia L. Payseur, Trust Officer

STATE OF COLORADO
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia L. Payseur, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trust Officer for Investment Trust Company, trustee of William H. Wemsyss, Jr. Marital Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of January, 2020.

LAUREY PENNIE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20074044000
MY COMMISSION EXPIRES 07-12-2020

Laurey Pennie

Notary Public