WARRANTY DEED
RETURN TO: ESCROW CORP

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-19-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Crunk, Jr, Trustee of The Anna C. Crunk 2014 Trust	NEW OWNER	103060K00100CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 366427 **DEEDWARR** 03/04/2020 09:38:37 AM 2 pgs Fees: $13.00 Taxes: $1,957.30
5549 Kendall Drive		
(ADDRESS)	(ADDRESS)	20200304-0023684
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Brian Mushaney and Torrie Mushaney, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John T. Crunk, Jr, Trustee of The Anna C. Crunk 2014 Trust**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. A, on the plan of Homes at 5551 Kendall Drive, filed as Exhibit to and as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201806220060434, as amended at Instrument No. 201807240072175, in the Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Gary M. Fradkin and Carol L. Fradkin, as tenants by the entirety by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America, dated 11/18/2011, of record in Instrument 201112210099742, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eagle Point Outdoor, LLC, a Tennessee limited liability company by Warranty Deed from Gary Fradkin and Carol Fradkin, as tenants by the entirety, dated 5/11/2018, of record in Instrument 201805180047969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian and Torrie Mushaney, a married couple by Warranty Deed from Eagle Point Outdoor, LLC, dated 8/22/2018, of record in Instrument 201808280085377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 5190, Page 278; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201806220060434, as amended recorded in Instrument No. 201807240072175, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5549 Kendall Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 2nd day of March, 2020.

Brian Mushaney

Torrie Mushaney

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Mushaney and Torrie Mushaney**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of March, 2020.

Notary Public:
My Commission Expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064