Karen Johnson Davidson County
Batch# 378288 DEEDWARR
03/27/2020 07:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20200327-0033149

35324

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35324-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Nancy H. Davidson, Ben M. Davidson 108 Adams Park Nashville, TN 37205	Send Tax Bills To: New Owner 108 Adams Park Nashville, TN 37205	Tax Information: Map and Parcel No.: 116 08 0 E 108 00 CO

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, Samuel K. Crocker and wife, Katherine S. Crocker ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Nancy H. Davidson and Ben M. Davidson, wife and husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Adams Park, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 25th day of March, 2020.

Samuel K. Crocker

Katherine S. Crocker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel K. Crocker and Katherine S. Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2020.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Sugartree, Phase 3 (Revised), of record in Plat Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel K. Crocker and wife, Katherine S. Crocker, by deed dated May 31, 2011, from Eddith S. Moats, Trustee of the Eddith S. Moats Living Trust established by the Revocable Trust Agreement of Eddith S. Moats, dated February 8, 2011, of record in Instrument No. 20110602-0042161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 116 08 0 E 108 00 CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, and Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3400, page 63, and Book 7061, page 100, Register's Office for Davidson County, Tennessee.
5. Approval of Amended Plat recorded in Book 5162, page 632, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

