Karen Johnson Davidson County
Batch# 380172 DEEDWARR
04/01/2020 08:26:34 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20200401-0034763

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35371-03-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 27th day of March, 2020. Notary Public My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner: Garland Development LLC 224 Kensington Place Franklin, TN 37067	**Send Tax Bills To:** Garland Development LLC 224 Kensington Place Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 132 14 0 013 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, **Daniel G. Crockett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garland Development LLC, a Tennessee limited liability company** ("Grantee"), its successors, 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 890 Van Leer Drive, Nashville, TN 37220.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-YCS-20-870

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2020.

Daniel G. Crockett by J Taylor by PoA

Daniel G. Crockett, by Joe Taylor, his 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, Joe Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Daniel G. Crockett, and he is authorized by Daniel G. Crockett to execute this instrument on his behalf.

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

Ashley H Osborne

Notary Public

My Commission Expires:

ASHLEY H. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Oak Hill Valley Subdivision as of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 103 fronts 148.09 feet on the northerly side of Van Leer Drive and runs back between lines measuring 286.57 feet on the Westerly line and 306.50 feet on the Easterly line to a dead line in the rear, on which it measures 148.95 feet.

Being the same property conveyed to W. Thompson Crockett and wife, Minnie Kate Crockett by deed dated October 9, 1953 from Harmony Homes, Inc. of record in Book 2201, page 493, Register's Office for Davidson County, Tennessee. By Deed dated July 18, 1977 of record in Book 5172, page 63, Register's Office for Davidson County, Tennessee, W. Thompson Crockett and wife, Minnie Kate Crockett conveyed their life estate interest in subject property to William T. Crockett, Jr. and wife, Lola Mae Crockett. Minnie Kate Crockett having since died on May 3, 1982. W. Thompson Crockett being on and the same as W.T. Crockett and William T. Crockett having since died on January 18, 1983. By Quitclaim Deed dated December 1, 1995, of record in Book 10329, page 41, Register's Office for Davidson County, Tennessee, William T. Crockett, Jr. and wife, Lola Mae Crockett conveyed their interest in subject property to Daniel G. Crockett. By Quitclaim Deed dated August 14, 2003 of record in Instrument No. 20030815-0118324, Register's Office for Davidson County, Tennessee, Bank of America, N.A., as Successor of Commerce Union Bank, but only in its capacity as the Trustee of a testamentary trust designated under the Last Will and Testament of W. T. Crockett, dated June 7, 1965, as modified by the First Codicil thereto dated May 17, 1968, and by the Second Codicil thereto dated January 7, 1972, conveyed a Fifty percent (50%) undivided interest to Lola Mae Crockett, an unmarried person and a Fifty percent (50%) undivided interest to William T. Crockett, III, David Lee Crockett, James P. Crockett, Daniel G. Crockett, and Stephen R. Crockett, in equal Ten percent (10%) shares. By Quitclaim Deed dated December 17, 2013 of record in Instrument No. 20131223-0128978, Register's Office for Davidson County, Tennessee, William T. Crockett, III, David Lee Crockett, James P. Crockett and Stephen R. Crockett conveyed their interest in subject property to Daniel G. Crockett. By Executor's Quitclaim Deed dated December 7, 2013 of record in Instrument No. 20131223-0128979, Register's Office for Davidson County, Tennessee, James Prather Crockett and Daniel Green Crockett, the duly appointed Executors of The Estate of Loa M. Crockett a/k/a Lola Mae Crockett, deceased, who died on August 25, 2003 and whose estate was administered in the Chancery Court for Williamson County, Tennessee, Docket No. P-03-3516, and in connection with the distribution of the estate pursuant to the Decedent's Last Will and Testament, conveyed all right, title and interest in subject property to Daniel G. Crockett.

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. 132 14 0 013 00.
2. All matters appearing on the Plan of record as Book 1835, page 15 and 16, Register's Office for Davidson County, Tennessee.