BOX 10-B

Karen Johnson Davidson County
Batch# 387593 **DEEDWARR**
04/17/2020 11:27:49 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200417-0040432

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

x Luis Madrid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS A. MADRID-BETANCOURT	**SWBC MORTGAGE CORP.**	**142-00-0-063.00**
(NAME) **340 BELLEVUE ROAD**	(NAME) **9311 SAN PEDRO #100**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DANA K. CROWELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS A. MADRID-BETANCOURT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, in the 9th Civil District for said County, at Belleview, 100 feet wide and 242 feet long more or less.

BEGINNING at a stake 20 feet from the center of the main line of the N.C. & St. L Railroad adjoining the corner of T. C. Ownby's lot; thence southwardly 100 feet along side of said Railroad to a stake 20 feet from center of main line of said Railroad; thence North 242 feet more or less to a stake adjoining and corner of Mrs. T. L. Herrins property; thence southwardly 242 feet more or less with T. C. Ownby's line to beginning, containing about 1/2 acre.

Being the same property conveyed to DANA K. CROWELL, UNMARRIED, by deed from CAROL JEANETTE SCHUIL, UNMARRIED, of record in Instrument No. 20161028-0114217, dated October 24, 2016, said Register's Office.

This conveyance is subject to Agreement for Dedication of Public Utilities Easement of record in Book 11473, Page 854; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **340 BELLEVUE ROAD, NASHVILLE, TN 37221**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of April, 2020.

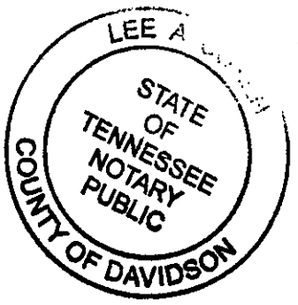
DANA K. CROWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dana K. Crowell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 2020.

My commission expires: **May 2, 2022**



Notary Public