Karen Johnson Davidson County
Batch# 399369 DEEDWARR
05/13/2020 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20200513-0049378

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-577

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY EIGHT THOUSAND AND 00/100 DOLLARS ($268,000.00) cash in hand paid, the receipt of which is hereby acknowledged, MURRAY LEWIS ANDERSON ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto JONATHAN KELLY CRESSMAN, AN UNMARRIED MAN, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain tract or parcel of land lying and being in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of West Park Addition, No. 2, of record in Book 2330, Page 63, Register's Office for said County, said Lot No. 6 fronts 52.0 feet on the Southeasterly margin of 57th Avenue North and extends back 159.5 feet on the Northeasterly line and 171.2 feet on the Southwesterly line to a dead line in the read, measuring 54.0 feet thereon.

Being the same property conveyed to Marie S. McCord, unmarried, by deed from Charles Hay Sutton and wife, Ora Belle Sutton, dated August 16, 1979, and of record in Book 5485, Page 88, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Murray Lewis Anderson, by Administrator's Quitclaim Deed from Murray Lewis Anderson, as Administrator of the Esate of Sidney Marie Anderson A/K/A Marie S. McCord, dated January 5, 2018, and of record in Instrument No. 20180122-0006119, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of 57th Avenue North.

2. Restrictions and reservations of record in Book 2483, Page 629, in Register's Office of Davidson County, Tennessee.

3. All matters shown on plat of record in Plat Book 2330, Page 63, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2020.

Murray Lewis Anderson
MURRAY LEWIS ANDERSON

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared MURRAY LEWIS ANDERSON, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 30th day of April, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $268,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of April, 2020.

JOYL BAKER
NOTARY PUBLIC COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
AUGUST 21, 2023
COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires: _____

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Map & Parcel No: 091-06-0-171

ADDRESS OF NEW OWNER:
JONATHAN K. CRESSMAN
1109 57th Ave. N
Nashville, TN 37209
AND SEND TAX BILLS TO:
BancorpSouth Bank
P.O. Box 3356
Tupelo, MS 38803-3356

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY