THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527114

Karen Johnson Davidson County
Batch# 430253 **DEEDWARR**
07/02/2020 03:13:45 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20200702-0072054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard R Darby and Lane C Crawford 1509 Clayton Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 117 08 0 182.00

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, **J. Evan Gower and Amy E. Gower, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard R. Darby and Lane C. Crawford, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 217 on the map of Victoria Place of record in Book 332, Page 10 Register's Office for said County.

Being the same property conveyed to J. Evan Gower and wife, Amy E. Gower, by Warranty Deed from Matthew C. Rollings, an unmarried man, of record in Instrument No. 20051007-0121682, in the Register's Office of Davidson County, Tennessee, dated September 30, 2005 and recorded on October 07, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Victoria Place, as recorded in Plat Book 332, Page(s) 10.

This is improved property located at 1509 Clayton Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 16th day of June, 2020.

J. Evan Gower

Amy E. Gower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J Evan Gower and Amy E Gower, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022