Boy 36

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. 35495-05-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,720,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2020. Notary Public My Commission Expires TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

WARRANTY DEED

Address New Owner: Oran Aaronson 2904 Tyne Boulevard Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 13015003200

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, **Leslie Crofford, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oran S. Aaronson and Sara C. Aaronson, husband and wife,** ("Grantee"), 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 2904 Tyne Boulevard, Nashville, TN 37215.

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.

Karen Johnson Davidson County
Batch# 431954 DEEDWARR
07/07/2020 12:30:36 PM 3 pgs
Fees: $18.00 Taxes: $6,364.00

20200707-0073112

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2020.

Leslie Crofford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Crofford, 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, at office, this 29th day of June, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee being part of Lot No. 32 and all of Lot No. 33 of Block "A" on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T.R. Sanford, Surveyor, February 3, 1950, as follows:

Beginning on the northerly margin of Tyne road or Boulevard, at the southwest corner of the property conveyed to John S. Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, page 693, Register's Office for said County, being the corner of Lots Nos. 33 and 34; thence with the line between said two lots, northeastwardly 314.6 feet to a point in the southern line of Lot No. 1 of Block "D" on the map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13, and 14, said Register's Office; thence with said line, northwestwardly 120 feet to the southeast corner of Lot No. 31 on said unrecorded subdivision; thence with the line between Lots Nos. 31 and 32, westwardly 48 feet to the northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. House and wife, of record in Book 1732, page 153, said Register's Office; thence with Brady's easterly line, southwestwardly 158 feet to a point in the line between Lots Nos. 32 and 33; thence with the line between said two lots, southwestwardly 140 feet to the northerly margin of said Tyne road or Boulevard; thence with same, southeastwardly 140 feet to the beginning.

Being the same property conveyed to Kevin McDonagh and Leslie Crofford, husband and wife, by deed dated April 4, 2013 from Mary Wester, unmarried of record in Instrument No. 20130412-0036645, Register's Office for Davidson County, Tennessee. Kevin McDonagh having since died on December 23, 2017 leaving Leslie Crofford as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 13015003200.
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.