RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200500202

WARRANTY DEED

Karen Johnson Davidson County
Batch# 440676 **DEEDWARR**
07/20/2020 10:34:57 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200720-0079245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of July, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Goolsby and Anna Goolsby **3927 Moss Rose Drive** **Nashville, TN 37216**	**SAME**	**073-01-0-238.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christa Plant Crowder and Steven Crowder, Wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kent Goolsby and Anna Goolsby, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 19, on the plan of Moss Rose Heights, Section 2 Extended, of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 19 fronts 100 feet on the westerly side of Moss Rose Drive and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Christa Plant, an unmarried woman, by Quitclaim Deed from Andrew J. Vastagh, an unmarried man, and Christa Plant, an unmarried woman, dated 10/21/2012 and recorded 10/30/2012 in Instrument No. 20121030-0099451; and being the same property previously conveyed to Andrew J. Vastagh, an unmarried man, and Christa Plant, an unmarried woman, by Warranty Deed from Byron M. Woodard and wife, Tacharra Y. Woodard, dated 7/27/2005 and recorded 7/29/2005 in Instrument No. 20050729-0088811, Register's Office for Davidson County, Tennessee. Christa Plant is now known as Christa Plant Crowder.

The undersigned Steven Crowder, spouse of Crista Plant Crowder joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3927 Moss Rose Drive, Nashville, TN 37216**
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 our hands this 17th day of July, 2020.

Christa Plant Crowder by John Brackeen, Attorney in Fact
Christa Plant Crowder by John Brackeen,
Attorney in Fact

Steven Crowder, by John Brackeen, Attorney in Fact
Steven Crowder, by John Brackeen,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of July, 2020, before me personally appeared John Brackenn to me known to be the person who executed the foregoing instrument in behalf of Christa Plant Crowder and Steven Crowder as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Christa Plant Crowder and Steven Crowder.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 2020.

Commission Expires:_____

Gail Vincent
Notary Public

