Karen Johnson Davidson County
Batch# 462966 DEEDWARR
08/24/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20200824-0095739

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2502

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of August, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Harrison McHaney Roberts and Anne Marie Roberts 2618 Miami Avenue Nashville, TN 37214	New Owner	052-13-0-049.00

WARRANTY DEED

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, I/WE,

Benjamin Marcus Crosby, a married person and Jennifer Crosby, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harrison McHaney Roberts and Anne Marie Roberts, 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. 41 on the Plan of Woodale Grove Annex of record in Plat Book 547, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 41 fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line.

There is included in the above described real property, but hereby expressly excluded therefrom, the following parcel of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee:

Beginning at a point, said point being the Northwest corner of Lot No. 41 said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50-feet to a point; said point being the Northeast corner of Lot No. 41 thence Southerly along the Easterly margin of Lot No. 41, 32 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of Lot No. 41; thence Northerly along the Westerly line of Lot No. 41, 33 feet, more or less, to the point of beginning.

Being the same property conveyed to Benjamin Marcus Crosby, a married person and Jennifer Crosby, married by Warranty deed from Miami Land, LLC, A Tennessee limited liability Company of record in Instrument No. 20141002-0090967 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on October 02, 2014.

Being also known as 2618 Miami Avenue Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2618 Miami Avenue, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of August, 2020.

Benjamin Marcus Crosby

Jennifer Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin Marcus Crosby and Jennifer Crosby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: 7/29/2024

True Copy Certification

I, **Jennifer Pennell,** 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

