Karen Johnson Davidson County
Batch# 487040 DEEDWARR
10/01/2020 09:34:16 AM 2 pgs
Fees: $13.00 Taxes: $1,500.70
20201001-0113205

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0719

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,594.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2020

Notary Public

Commission Expires: _____

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Natalie Webb and Charles Webb 2308 Milton Drive Nashville, TN 37216	NEW OWNER	073-05-0-076.00

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,

Edwin G. Crowley, Jr and Donna K. Crowley, a married couple

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

Natalie Webb, an unmarried woman and Charles Webb, a married man

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. 57 on the Plan of Highland View Subdivision, as of record in Book 1424, Page 39, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57 fronts 75 feet on the Southerly side of Warrenton Place and runs back 147.7 feet on the Easterly line and 150.5 feet on the Westerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Edwin G. Crowley Jr and Donna K. Crowley, a married couple by Warranty deed from Michael Wayne Hutchinson, married of record in Instrument No. 20191106-0114488 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 06, 2019.

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: 2308 Milton 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 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 30th day of September, 2020.

Edwin G. Crowley, Jr

Donna K. Crowley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin G. Crowley, Jr and Donna K. Crowley** 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 Hendersonville, Tennessee this 30th day of September, 2020.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212