Karen Johnson Davidson County
Batch# 497705 DEEDWARR
10/19/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20201019-0120996

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

**CRT File No. 200930565**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2020.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Charles K. Evans and Emily N. Evans<br>113 Pembroke Avenue<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>130-02-0-052.00 |

**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, **John Marston Crump, Jr. Trustee of the Crump Revocable Living Trust dated September 25, 2000** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles K. Evans and Emily N. Evans, husband and wife**, ("Grantees"), their 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(s) 106, as shown on the map entitled Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J. MARSTON CRUMP, JR., by deed from MARCELLA CRUMP, of record in Book 4671, page 386 , dated December 28, 1972 , said Register's Office.

J. MARSTON CRUMP, JR. conveyed his interest to THE CRUMP REVOCABLE LIVING TRUST DATED SEPTEMBER 25, 2000, JOHN MARSTON CRUMP JR., TRUSTEE , by deed of record in Instrument No. 20001003-0097918, dated September 25, 2000, said Register's Office.

The Crump Revocable Living Trust dated September 25, 2000 and The Crump Trust dated September 25, 2000 are one and the same.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 130-02-0-052.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5400, page 669, said Register's Office.

This is improved property located at 111 Pembroke Avenue Nashville TN 37205

**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 14th day of October, 2020.

The Crump Revocable Living Trust, dated September 25, 2000

John Marston Crump Jr. Trustee

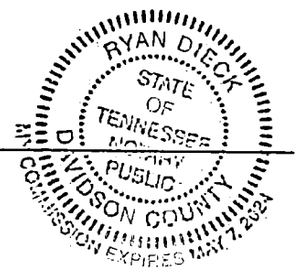
By: John Marston Crump, Jr., Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Marston Crump, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Crump Revocable Living Trust dated September 25, 2000, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2020.

Notary Public

My Commission Expires: 

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY