THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 508652 **DEEDWARR**
11/04/2020 09:36:57 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20201104-0128992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Stacey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2020.

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan B. Hunt	Allan B. Hunt	MAP
3600 Franklin Pike	3600 Franklin Pike	PARCEL 119-05-0-109.00
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph Patrick Crowell and Jeffrey Francis Crowell and Jude Xavier Crowell and Jill Crowell Fichtel and Jan Crowell Zamudio f/k/a Jan Michelle Crowell and Julie Anne Crowell n/k/a Julie Anne Crowell Wyatt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allan B. Hunt**

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 the southerly part of Lot No. 521 and the northerly part of Lot No. 520 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Nolensville Pike, 25 feet 1 inch south of the southwest corner of said Pike and Newsom Street, said point being opposite the center line of a wall; thence westerly 150 feet to a point on the easterly margin of an alley; which point is 25 feet 1 inch south of Newsom Street; thence along the margin of said alley, southerly 24 feet 10 inches to a point; thence easterly 150 feet to the westerly margin of the Nolensville Pike; thence with the margin of the same, north 25 feet 3 1/2 inches to the beginning.

Being the same property conveyed to Anne Marie McRedmond by Warranty Deed from William E. Hite, Jr. and wife, Dorothy Hite and Harvey H. McSpedden and wife, Creolie McSpedden of record in Book 1713, Page 24, Register's Office for Davidson County, Tennessee, dated March 26, 1949 and recorded on April 7, 1949.

Being the same property conveyed to John Crowell and wife, Joanne M. Crowell, Trustees for Joseph Patrick Crowell, Jeffrey Francis Croweli, Jude Xavier Crowell and Jill Marie Crowell, with full power to sell, transfer, convey and encumber without the joinder of any other person by Deed of Gift from Anne Marie McRedmond of record in Book 5026, Page 203, Register's Office for Davidson County, Tennessee, dated May 12, 1976 and recorded on May 18, 1976. John Crowell died October 12, 1999, leaving Joanne M. Crowell as the sole remaining Trustee of said property.

Being the same property conveyed to Joseph Patrick Crowell, Jeffrey Francis Crowell, Jude Xavier Crowell, Jill Crowell Fichtel, Jan Michelle Crowell and Julie Anne Crowell by Executor's Quitclaim Deed from Joanne M. Crowell, as Trustee of record in Instrument No. 20000504-0045159 Register's Office for Davidson County, Tennessee, dated April 19, 2000 and recorded on May 4, 2000.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2503 Nolensville Pike, Nashville, TN 37211.**

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 hand(s) this the 3rd day of November, 2020.

Joseph Patrick Crowell
By: Jude Xavier Crowell, Attorney in Fact
Joseph Patrick Crowell
By: Jude Xavier Crowell, Attorney in Fact

Jeffrey Francis Crowell
By: Jude Xavier Crowell, Attorney in Fact
Jeffrey Francis Crowell
By: Jude Xavier Crowell, Attorney in Fact

Jude Xavier Crowell
Jude Xavier Crowell

Jill Crowell Fichtel
By: Jude Xavier Crowell, Attorney in Fact
Jill Crowell Fichtel
By: Jude Xavier Crowell, Attorney in Fact

Jan Michelle Crowell Zamudio
By: Jude Xavier Crowell, Attorney in Fact
Jan Michelle Crowell Zamudio
By: Jude Xavier Crowell, Attorney in Fact

Julie Anne Crowell Wyatt
By: Jude Xavier Crowell, Attorney in Fact
Julie Anne Crowell Wyatt
By: Jude Xavier Crowell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jude Xavier Crowell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of November, 2020.

My Commission expires Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jude Xavier Crowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Joseph Patrick Crowell and Jeffrey Francis Crowell and Jill Crowell Fichtel and Jan Michelle Crowell*** **and Julie Anne Crowell****, as their Attorney in Fact, as the free act and deed of the within named .

*Zamudio **Wyatt

Witness my hand and official seal this the 3rd day of November, 2020.

My Commission expires Jan 8, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public