398

Karen Johnson Davidson County
Batch# 524735 DEEDWARR
12/04/2020 12:29:40 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20201204-0141190

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3336

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2020

Notary Public

Commission Expires: 9/16/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heather Lynn Edwards-Gray and Jason Richard Gray 21 Waters Avenue Nashville, TN 37206	Wells Fargo 101 N. Phillips Ave Sioux Falls, SD 57104	083-07-0-023.00

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,

Todd A. Crowder, a single man

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

Heather L. Edwards-Gray and Jason Richard Gray, wife and husband

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 Westerly 1/2 of Lot No. 6 on the Plan of Waters 2nd Addition of record in Plat Book 161, Page 172, 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 part of said lot fronts 50 feet on the Northerly side of Waters Avenue and runs back between parallel lines, along the Easterly margin of an unnamed street, 160 feet to an alley.

Being the same property conveyed to Todd A. Crowder and wife, Angeline R. Crowder by Warranty deed from Clare A. Johnson, unmarried of record in Instrument No. 20040528-0063070 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on May 28, 2004.

Being the same property conveyed to Todd A. Crowder by Quitclaim deed from Angeline Ricci of record in Instrument No. 20051004-0119298 Register's Office for Davidson County, Tennessee, dated September 06, 2005 and recorded on October 04, 2005.
The said Todd A. Crowder and Angeline R. Crowder are now divorced. Angeline R. Crowder and Angeline Ricci is one and the same person.

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: 21 Waters Avenue, Nashville, TN 37206

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 1st day of December, 2020.

Todd A. Crowder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd A. Crowder** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of December, 2020.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)