This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 119140119.00

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER
Logan Lundgren
2917 Wingate Avenue
Nashville, Tn 37211

Karen Johnson Davidson County
Batch# 535196 DEEDWARR
12/16/2020 10:01:25 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20201216-0148431

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **GAIL RUTH MCCRARY AND RODNEY SCOTT MCCRARY, WIFE AND HUSBAND,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LOGAN LUNDGREN, AN UNMARRIED MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF WINGATE AVENUE AT THE COMMON CORNER OF LOTS 57 AND 58; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 131.9 FEET TO A POINT IN THE LINE OF THE LANDS OF F.R. HESTER, THENCE WITH THE LINE OF SAID LAND, NORTHERLY 22.74 FEET TO A POINT; THENCE CONTINUING WITH THE LINE OF SAID HESTER, WESTERLY 88.35 FEET TO A POINT; THENCE NORTHERLY 38.3 FEET TO A POINT, THE COMMON CORNER OF LOTS 58 AND 59; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 209.35 FEET TO A POINT IN THE WESTERLY MARGIN OF WINGATE AVENUE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 72.86 FEET TO THE POINT OF BEGINNING.

BEING the same property conveyed to Rodney Scott McCrary and Gail Ruth McCrary, by QuitClaim Deed from Rodney Scott McCrary, dated November 21, 2016, appearing of record in Instrument Number 20161121-0122724, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2917 Wingate Ave, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of December, 2020.

Gail Ruth McCrary
Gail Ruth McCrary

Rodney Scott McCrary

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gail Ruth McCrary and Rodney Scott McCrary, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of December, 2020.

NOTARY PUBLIC

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

My Commission Expires: 5-15-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14 day of December, 2020.

NOTARY PUBLIC

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

My Commission Expires: 5-15-21

---------- [Space Below This Line For Recording Data] ----------