WARRANTY DEED

Karen Johnson Davidson County
Batch# 543537 DEEDWARR
12/30/2020 08:43:03 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20201230-0154528

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: 12/18/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Criswell	SAME AS NEW OWNER	Tax Map 160, Group 4, Parcel 02700
(NAME)	(NAME)	
1951 Cliffview Ct		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Amanda Joanne Whitworth and Thomas Ryan Nabors,** heirs of the Estate of Thomas R. Nabors, III a/k/a Thomas Reginald Nabors, III, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Criswell,** 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 all of Lot No. 181 on the Plan of Brentwood Hall Section VI, as shown by plat and survey of record in Book 2331, page 20, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas R. Nabors, III (a/k/a Thomas Reginald Nabors, III) and Deborah S. Nabors, husband and wife, by deed dated May 21, 2008 from John T. Cook, Trustee, as shown of record in Instrument #20080522-0052487. Register's Office for Davidson County, Tennessee. See also Book 5358, page 269 and Book 11614, page 68, Register's Office for Davidson County, Tennessee. Deborah S. Nabors predeceased Thomas R, Nabors, III on January 8, 2018, leaving Thomas R, Nabors III as sole owner via Tenancy by the entirety survivorship. Thomas R. Nabors, III, a/k/a Thomas Reginald Nabors, III, died intestate and single on April 20, 2020 leaving as his sole heirs at law his children, AMANDA JOANNE WHITWORTH and THOMAS RYAN NABORS, as shown by Petition and Order filed at Docket #20P1174, Davidson County Probate Court Clerk's Office.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 487 Oakley Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 22ND day of December, 2020.

Amanda Joanne Whitworth

Thomas Ryan Nabors

By: Amanda Joanne Whitworth, Attorney in Fact

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMANDA JOANNE WHITWORTH the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22ND day of December, 2020.

Notary Public
My Commission Expires: 12/22/2022

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AMANDA JOANNE WHITWORTH, with whom I am personally acquainted, on behalf of THOMAS RYAN NABORS, and who acknowledged that she executed the same as the free act and deed of the said THOMAS RYAN NABORS, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said THOMAS RYAN NABORS, and appearing of record in Record Book _____, page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office this 22ND day of December, 2020.

Notary Public
My Commission expires: 12/22/2022

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

file #16994