Karen Johnson Davidson County
Batch# 549106 DEEDWARR
01/07/2021 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20210107-0003102

#35839

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35839-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 4th day of January, 2021. Notary Public My Commission Expires: 3-6-2024

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mary Elizabeth Franklin, Trustee 2900 Tyne Boulevard Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER 2900 TYNE BLVD NASHVILLE TN 37215	**Tax Information:** Map and Parcel No.: 13015003300

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, **Hubert A. Crouch, III and wife, Doris F. Crouch, who joins in this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Hubert A. Crouch, III,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust, u/a dated September 28, 2006, as amended and restated June 27, 2012** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2900 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of January, 2021.

Hubert A. Crouch, III

Doris F. Crouch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hubert A. Crouch, III and Doris F. Crouch**, 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 for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2021.

Notary Public

My Commission Expires: 3-6-2024



EXHIBIT "A"

Land located in the 34th Councilmanic district of Nashville, Davidson County, Tennessee at the Northwest interesection of Tyne Boulevard and Harpeth Hills Drive, being Lot 34, Block "A", Tyne Meade (not of record) and being bounded on the North by Hoffmeister on the East by Harpeth Hills Drive on the South by Tyne Boulevard and on the West by Ragan, described according to a Boundary Survey dated April 19, 2004, by Campbell, McRae and Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron pipe (old) on the Northerly margin of Tyne Boulevard, said pipe being the Southeast corner of the William and Charlotte Ragan land (Book 11484, Page 491 R.O.D.C., TN); thence leaving said Northerly margin with said Ragan N 31 deg. 42 min 37 sec. E 314.47 feet to an iron rod (new) in the southerly line of the John Hoffmeister land (Book 3403, Page 39 R.O.D.C., TN) Also known as Lot 1, Block "D", Tyne Meade Section 3 (Book 1424, Pages 12 thru 14, R.O.D.C., TN); thence with said Hoffmeister S 58 deg. 32 min. 44 sec. E 155.48 feet to an iron rod (new) on the Westerly margin of Harpeth Hills Drive; thence with said Westerly margin with a curve to the right that has a radius of 475.00 feet a chord bearing and distance of S 26 deg. 25 min. 56 sec. W 117.76 feet for an arc length of 118.06 feet to a concrete monument (old); thence S 33 deg. 34 min. 47 sec. W 117.70 feet to an iron rod (new) at the right of way return of said Tyne Boulevard; thence with a curve to the right that has a radius of 25.00 feet, a chord bearing and distance of S 78 deg. 17 min. 48 sec. W 35.31 feet for an arc length of 39.20 feet to a concrete monument (old) on said Northerly margin of Tyne Boulevard; thence with said Northerly margin N 56 deg. 36 min. 09 sec. W 134.93 feet to the point of beginning containing 1.18 acres, more or less.

Being the same property conveyed to Hubert A. Crouch, III by deed dated March 30, 2015 from Susan Annette Hiles and Charles R. Boyd, wife and husband, of record in Instrument No. 20150331-0027684, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

