Karen Johnson Davidson County
Batch# 601492 DEEDWARR
03/26/2021 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,111.70
20210326-0040356

#36087

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. 36087-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $841,000.00. Lucianne Binkley Dimond Affiant Subscribed and sworn to before me this 24th day of March, 2021. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner: Emily Keeble Crook 27 Washington Park Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER 27 Washington Park Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 116080B01700CO

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, **Lucianne Binkley Dimond, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Keeble Crook, unmarried** ("Grantee"), its 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 27 Washington Park, Nashville, TN 37205

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 24th day of March, 2021.

Lucianne Binkley Dimond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lucianne Binkley Dimond**, 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, at office, this 24th day of March, 2021.

My Commission Expires: 3/6/24

Notary Public

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Revision No. 2 Sugartree, Phase 2, as of record in Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5052, page 840, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Dimond, unmarried by deed dated July 14, 2000 from Catherine M. Souder Barnett, married, of record in Instrument No. 20000717-0070070, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 28, 2000 of record in Instrument No. 20001004-0098395, Register's Office for Davidson County, Tennessee, Michael J. Dimond, married conveyed subject property to Gerald G. Patterson, Trustee who subsequently conveyed subject property to Michael J. Dimond and wife, Lucianne Binkley Dimond. Michael J. Dimond having since died on June 23, 2008 leaving Lucianne Binkley Dimond as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 116080B01700CO.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Sugartree, of record in Book 4857, page 157, book 4874, page 463, book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Instrument No. 20140703-0059134, Instrument No. 20140715-0062498 and Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Sugartree Homeowner's Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.
6. Permanent Easement as described in Instrument of record in Book 5061, page 285, Register's Office for Davidson County, Tennessee.
7. Restrictions of record in Instrument No. 20000717-0070070, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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:

