Mail

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334160

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 631578 **DEEDWARR**
05/07/2021 11:52:22 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20210507-0061643

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-20-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Frank Zamer, Jr. and Julio Andres Gonzalez-Sotomayor 14 Bancroft Place Nashville TN 37215	New Owner	Tax Parcel ID No. 144-00-0-093.00

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, **David F. Crane and Patricia K. Crane, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Frank Zamer, Jr. and Julio Andres Gonzalez-Sotomayor, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled Bancroft, of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID F. CRANE AND SPOUSE, PATRICIA K. CRANE, by deed from BRUCE K. BURNETT, of record in Instrument No. 20140106-0001082, dated January 3, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 144-00-0-093.00.

Matters shown on the Plan of record in Plat Book 9700, pages 326-327, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10319, page 1 and amended in Book 10366, page 623 and Book 10564, page 570, said Register's Office.

This is improved property located at 14 Bancroft Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 23rd day of April, 2021.

David F. Crane

Patricia K. Crane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David F. Crane and Patricia K. Crane, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022