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

CRT File No. 210535134

Karen Johnson Davidson County
Batch# 646062 **DEEDWARR**
05/28/2021 03:06:39 PM 2 pgs
Fees: $13.00 Taxes: $6,123.50

20210528-0072567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,655,000.00.

William C Crossman
Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/9/2

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William C. Crossman and Olivia M. Crossman 107 Adams Park Nashville TN 37205	New Owner	Tax Parcel ID No. 116 08 0E 107.00

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, **John J. Gibbons and Amy M. Gibbons, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Crossman and Olivia M. Crossman, husband and wife**, ("Grantees"), its 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 No. 107 on the Plan of (Revised) Sugartree Phase 3, as of record in Plat Book 5050, Page(s) 67 thru 71, inclusive, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5235, Page 694 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 John J. Gibbons and wife, Amy M. Gibbons by Warranty Deed from James A. Webb, IV and wife, Tayler G. Webb, of record in Instrument No. 20180522-0048868, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018 and recorded May 22, 2018.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of (Revised), Sugartree Phase 3, as recorded in Plat Book 5050, Page(s) 67 thru 71, amended in Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5235, Page 694 and Book 5238, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, amended in 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 and Instrument No. 20170522-0050870.

Easement for Sanitary Sewers, recorded in Book 3400, Page 63 and Book 7061, Page 100.

This is improved property located at 107 Adams Park Nashville TN 37205

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 28th day of May, 2021.

John J. Gibbons

Amy M. Gibbons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John J. Gibbons and Amy M. Gibbons, 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 28th day of May, 2021.

Notary Public
My Commission Expires: _____

