Karen Johnson Davidson County
Batch# 677154 DEEDWARR
07/15/2021 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,111.70
20210715-0095212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $841,000.00.

Affiant

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0515

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine Keeble Crook, unmarried	Truist Bank	Map: 116080B02700
(NAME) 27 Washington Park	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FORTY-ONE THOUSAND AND NO/100 DOLLARS ($841,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMILY KEEBLE CROOK, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE KEEBLE CROOK, UNMARRIED,

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 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 Emily Keeble Crook, unmarried, by deed from Lucianne Binkley Dimond, unmarried, of record in Instrument No. 20210326-0040356, dated March 24, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 79 & 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, said Register's Office; (3) Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage, of record in Book 7061, page 100, said Register's Office; (4) Sanitary Sewer Easement of record in Book 3400, page 63, Register's Office for said County; (5) Permanent Easement as described in Instrument of record in Book 5061, page 285, Register's Office for Davidson County, Tennessee; (6) Dedication of common area to HOA of record in Book 5683, Page 675, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws 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. 20000717-0070070, Instrument No. 20140703-0059134, Instrument No. 20140715-0062498, Instrument No. 20170522-0050870, Instrument No. 20210429-0057674 and Instrument No. 20210430-0058356, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 27 Washington Park, Nashville, TN 37205
(House No.) (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 hand this 12 day of July, 2021.

Emily Keeble Crook
Emily Keeble Crook

STATE OF MICHIGAN
COUNTY OF Gratiot

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

Witness my hand and official seal this, 12 day of July, 2021.

My Commission Expires: 12/21/2025

Notary Public

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2021.

(AFFIANT) – Karen Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of July, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.