Name and Address of New Owner:
Andrew S. Blake
1028 West Eastland Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 707435 DEEDWARR
08/31/2021 11:05:39 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20210831-0117191

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 083-05-0G-006-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert D. Crocker, trustee of the Crocker Trust dated May 19, 2020**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew S. Blake, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1028 of The Bailey at West Eastland Condominium, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108019, amended in Instrument Nos. 20161205-0127324 and 20171212-0126735 and in Instrument No. 20180410-0033826, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert Crocker, married, by Warranty Deed from Bailey & West Eastland LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181101-0108540 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 01, 2018. (Value of consideration shown in aforementioned deed $399,900.00.) .

Being the same property conveyed to Robert D. Crocker, trustee of the Crocker Trust dated May 19, 2020, by Quitclaim Deed from Robert Crocker, married, of record in Instrument No. 20200616-0061731 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on June 16, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1028 West Eastland Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2021.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The Crocker Trust dated May 19, 2020

By: _____(SEAL)
Robert D. Crocker, Trustee

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert D. Crocker, ~~Trustees of The Crocker Trust dated May 19, 2020~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2021.

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024

_____
~~Notary~~ Public
My commission expires: 12/03/2024

AFFIDAVIT OF VALUE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ San Diego)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of August, 2021.

_____
~~Notary~~ Public
My commission expires: 12/03/2024

File No. 2021-1770

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024