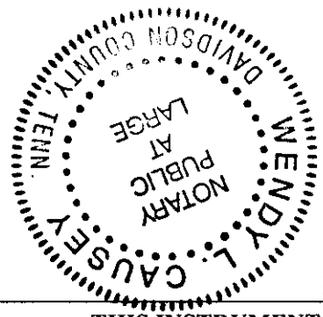
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Karen V. Crouse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2001

Wendy L Causey
Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/29/01 10:28 2pgs
Fees:11.00 Taxes:451.40
20010329-0030233

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen V. Crouse	Columbia National Incorparated	Map 50
(NAME) 1602 Berrywood	(NAME) 216 Centerview Drive Suite 102	Group 03-0-B
(ADDRESS) Nashville, TN 37207	(ADDRESS) Brentwood Tennessee 37027	Parcel 167
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marshall W. Kelley and wife Julie T. Kelley

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

Karen V. Crouse

, 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:

Being Lot No. 80 on the Plan of Mulberry Downs, Phase 1-B, as of record in Plat Book 7900, Page 818, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marshall W. Kelley , unmarried by deed from Mark R. Vaughan and wife Melissa K. Vaughan of record in Deed Book 10210, page 849, Register's Office for said County.

The said Marshall W. Kelley having since married is joined in this conveyance by his wife Julie T. Kelley.

Restrictive Covenants of record in Record Book 8053, Page 316 and Record book 9892, Page 939, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8164, Page 37, Register's Office for said County.

Subject to Homeowner's Association dues. – if any

Deed of Conveyance in Book 8486, Page 320 and Book 8486, Page 325, Register's Office for said County.

PUD Boundary in Plat Book 6900, Page 940, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 1602 Berrywood, Nashville, TN 37207

(House Number) (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/our hand(s) this 23rd day of March, 2001.

Marshall W. Kelley

Julie T. Kelley

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marshall W. Kelley and Julie T. Kelley the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that the executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/23/2001

My Commission Expire: 5-28-2003

Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2103037
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122