Davidson County DEEDWARR
Recvd: 09/13/05 08:15 2 pgs
Fees:13.00 Taxes:328.93
20050913-0109597

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $88,900.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2005.

Notary Public

My commission expires:

KATE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen H. Teasdale	NEW OWNER	**Map 128-7, Parcel 11**
7758 Sawyer Brown Road		
Nashville, Tennessee 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Crispin Properties, LLC

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

Kathleen H. Teasdale, 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. 2B, Clunan Heights, Section One, Zone Lot Division, as of record in Plat Book 6250, page 354, amending Book 4300, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Crispin Ashworth, by Warranty Deed, from Gary Steven Hulen and wife, Janice D. Hulen, of record in Book 7505, page 630, Dated March 11, 1988, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Crispin Properties, LLC, by Quitclaim Deed, from J. Crispin Ashworth, of record in Instrument # 20030919-0139201, Dated September 12, 2003, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 44300, page 17 and Book 6250, page 354, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6537, page 70, Book 6541, page 984 and Instrument # 20050502-0048347, Register's Office for DAVIDSON County, Tennessee.
Joint Roadway Agreement of record in Book 6512, page 347 and Book 6514, page 58, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6616, page 5, Register's Office for Davidson County, Tennessee.
Ingress and Egress of record in Book 6377, page 482, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7758 Sawyer Brown Road, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 11th day of August, 2005.

Crispin Properties, LLC

X _____

By: J. Crispin Ashworth, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Crispin Ashworth, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Crispin Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that J. Crispin Ashworth as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand, at office, this 11th day of August, 2005.

_____
Notary Public

My Commission Expires:_____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **05433-SH**
RECORD & RETURN TO:

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