WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

REGINA E. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/29/06 09:55 2 pgs
Fees:13.00 Taxes:503.20
20060329-0035644

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Crosby	America's Wholesale Lender	161-16-OA-027.00 CO
(NAME) 5485 Nolensville Pike #153	(Address) 100 Mallard Creek Rd. S-250	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Louisville, KY. 40207	
(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, **ANGELA J. TIMS, UNMARRIED, BY BENJAMIN BLAIR WRIGHT, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER J. CROSBY, 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 Unit No. 27 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040215-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angela J. Tims by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050429-0047728, dated April 22, 2005 and filed for record on April 29, 2005, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is ☒ property,
improved ☐ known as

5485 Nolensville Pike # 153, Nashville, TN 37211

(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.

Angela J. Tims by: Benjamin Blair Wright

Angela Tims, by Benjamin Blair Wright, Atty. In Fact

attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of March, 2006., before me personally appeared Benjamin Blair Wright to me known to be the person who executed the foregoing instrument in behalf of Angela Tims as her Attorney in Fact, and acknowledged that she executed the same as her free act and deed of the said Instrument.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of March, 2006.

Witness our hands this 24 day of March, 2006.

Commission expires: 5-24-2008

Regina E. Johnson
Notary Public

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.