WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL L. BRUCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederic A. Scarola	Frederic A. Scarola	155-15-A-151.00
(NAME)	(NAME)	
421 Royal Oaks Drive	421 Royal Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, **Shawn Crouthamel** and spouse, **Michelle Crouthamel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREDERIC A. SCAROLA**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 151 on the Plan of Stonemeade Section 1 of record in Book 6900, Page 800 and 801, Register's Office for said County.

Said Lot No. 151 fronts 94.02 feet on the southwesterly margin of Stonemeade Drive and extends back 108.49 feet on the southeasterly line and 103.43 feet on the northwesterly line to a dead line in the rear, measuring 57.37 feet thereon.

Being the same property conveyed to Shawn Crouthamel and wife, Michelle Crouthamel by Warranty Deed from Richard Martin Repath, married, dated July 26, 2002, recorded August 5, 2002 as Instrument No. 20020805-0093456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Property taxes; Restrictive Covenants and By-Laws contained in the instruments of record in Book 7701, Page 290; Book 8349, Page 43; Book 8517, Page 992; Book 8810, Page 840.
Charter of the Homeowner's Association of record in Book 7920, Page 728.
The Plan of Record in Book 6900, Page 800, said Register's Office shows an owner's certificate, a building envelope and a 15 foot easement for public utility and drainage purposes along the front line of said lot.

unimproved ☐

This is improved ☒ property, known as **4925 Stonemeade Drive, Nashville, TN 37221**

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 27th day of April, 2006.

Shawn Crouthamel

Michelle Crouthamel

Davidson County DEEDWARR
Recvd: 04/28/06 15:10 2 pgs
Fees:13.00 Taxes:847.30

20060428-0049102

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn Crouthamel and wife, Michelle Crouthamel, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27TH DAY OF APRIL, 2006.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007