Davidson County DEEDWARR
Recvd: 07/05/06 11:12 2 pgs
Fees:13.00 Taxes:499.50

20060705-0080031

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02118

WARRANTY DEED

DENISE RYANN LOVATO
Notary Public - Arizona
Pima County
My Commission Expires
July 19, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Todd A Crain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of June, 2006.

Denise Ryann Lovato
Notary Public

MY COMMISSION EXPIRES: July 19, 2009

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurence M. Croes	**New Owner**	**161-16-0-A-096.00 CO**
5845 Nolensville Pike, #321	11710 Ravensclaw Ln., #105	
Nashville, TN 37211	Fredricksburg, VA 22407	

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 ACKNOWLEDGED, WE,

Todd A. ~~Craig~~ Crain, married

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

Laurence M. Croes and wife, Katherine J. Croes

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 Unit No. 96, 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. 20040315-0029248, as supplemented in Instrument No. 20040713-0083179, and as corrected in Instrument Nos. 20040317-0030572, 20040720-0086706, and 20040720-0086707, all of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Todd A. Crain, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 7-11-05 and recorded 7-18-05 in Instrument No. 20050718-0082793, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions, and By-Laws of record in Instrument No. 20040315-0029248, as supplemented in Instrument No. 20040713-0083179, and as corrected in Instrument Nos. 20040317-0030572, 20040720-0086706, and 20040720-0086707, all of record in the Register's Office of Davidson County, Tennessee.

Sara Craig, wife of Todd A. Craig joins in this conveyance for the purpose of conveying any and all interest that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **5845 Nolensville Pike, #321, Nashville, TN 37211**
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 our hands this 29th day of June, 2006.

Todd A. ~~Craig~~ Crain

Sara ~~Craig~~ Crain

STATE OF ARIZONA
COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd A. Craig and Sara Craig the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tucson, Arizona, this 29th day of June, 2006.

Commission Expires: July 19, 2009

Denise Ryann Lovato
Notary Public

DENISE RYANN LOVATO
Notary Public - Arizona
Pima County
My Commission Expires
July 19, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public