File No. 260900223

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/06 09:49 2 pgs
Fees:13.00 Taxes:869.50
20060925-0118212

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER 2006

Notary Public

MY COMMISSION EXPIRES: 10/26/08

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Crankshaw Jr.	Branch Banking + Trust Co.	Map 098-09-0A Parcel 007.00
(NAME)	(NAME)	
5525 Regatta Boulevard	301 College Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Greenville, SC 29601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael Olin and wife, Kelli Olin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T. Crankshaw, Jr. and wife, Annette Crankshaw,** 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 all of Lot No. 106, on the Plan of Phase One Lake Shore, as shown by plat appearing of record in Plat Book 6900, Page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Olin and wife, Kelli Olin by Warranty Deed dated November 28, 1997 of record in Book 10705, Page 59, Register's Office for Davidson County, Tennessee.

This property is subject to: 2006 property taxes and every year thereafter; Declaration of Covenants Conditions and Restrictions of Record in Book 7572, page 669, said Register's Office; HOA Charter of Record in Book 7892, page 464, and in Book 8709, page 424, said Register's Office; Quitclaim Deed to the Home Owners Association for the Common Area of Record in Book 8697, page 123, said Register's Office; Transmission Line Easement filed of Record in Book 1298, page 133, said Register's Office; Easement to Southern Bell Telephone and Telegraph Company filed of Record in Book 4077, page 604, said Register's Office; Subject to Boundary Plat filed of Record in Plat Book 6900, page 683, said Register's Office; Property borders Percy Priest Lake; Subject to any and all matters on plat of Record in Plat Book 6900, page 684; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5525 Regatta Boulevard, Hermitage, TN 37076
(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 hands this 21 day of September 2006.

Michael Olin

Kelli Olin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Olin and Kelli Olin, 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 at office this 21 day of September 2006.

Commission expires: 9.22.07

Julia A Hirt Notary Public

(seal)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File Number: 260900223

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122