WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/06 09:52 2 pgs
Fees:13.00 Taxes:1509.60
20061205-0149780

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$000,000.00~~ $408,000.00

Deed

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crossman	**NEW OWNER**	**Map 131-01-0**
(NAME) 4420 ~~1515 Harding Pike #315~~ Herbert Place	(NAME) 4420 Herbert Place	**Parcel 062.00**
(ADDRESS) **Nashville, TN ~~37205~~** 37215	(ADDRESS) Nashville, TN 37215	
(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, **CAROL H. KOTTLER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. CROSSMAN AND WIFE, MARY B. CROSSMAN,** 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. 18 on the plan of B.N. Stammer Subdivision of record in Book 424, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard A. Kottler and wife, Carol H. Kottler by deed from Mildred W. O'Brienof record in Book 1412, page 655, said Register's Office and being further conveyed to Carol H. Kottler by quitclaim deed from Richard A. Kottler of record in Instrument No. 200004070035113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 1424, page 23, said Register's Office.

This conveyance is further subject to the express covenant that no more than one single family residence shall be constructed on the property being conveyed herein, that said property shall by used only as a single family residence, and that said property shall not be further subdivided. This covenant shall be deemed a covenant running with the land and shall be binding upon Grantees and Grantees' heirs, successors and assigns; provided that this covenant shall expire and be of no further force or effect on December 1, 2036.

Subject property is not the principal residence of the Grantor.

unimproved ☐

This is improved ☒ property, known as 2209 Hobbs Road, Nashville, TN 37215
(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 hand this 1st day of December, 2006.

Carol H. Kottler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Carol H. Kottler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of December, 2006.

Commission expires:



Notary Public