Davidson County DEEDWARR
Recvd: 04/16/07 09:04 2 pg
Fees:13.00 Taxes:814.00

20070416-0044934

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2007

Notary Public

My commission expires:
My Commission Expires: July 6, 2010

THIS INSTRUMENT WAS PREPARED BY
Jackson M. Welch Jr.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064
(615) 790-8868

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DANA R. CROSBY	**TENNESSEE TRUST MORTGAGE, INC.**	**85-14A-328.00 CO**
328 RIVERSTONE BLVD.	**632 HWY. 41-A, SUITE 200**	
NASHVILLE, TN. 37214	**PLEASANT VIEW, TN. 37146**	

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 ACKNOWLEDGE, WE,

ANDERSON GROUP HOLDINGS, LLC

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

DANA R. CROSBY , a married woman

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. 3, on the plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Anderson Group Holdings LLC, by deed from Robert M. Sweeney of recorded in Instrument Number 20061006-0124421, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien not yet due and payable.
Master Deed, Restrictions and By-Laws appearing of record in Book 6998, Pages 839, Book 7245, Page 211, Book 11016, Page 868, Book 7245, Page 250, Register's Office for Davidson County, Tennesse.
All matters appearing on the Plan of record in Instrument Number 20010814-0087503, Register's Office for Davidson, Tennessee.
Storm Water Detention Agreement of record in Book 11016, Page 153, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 4786, Page 789 and Book 5166, Page 820, register's Office for Davidson County, Tennessee.
Rights of others in and to any party walls and common areas.
Unpaid assessments and/or maintenance charges.
Any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 328 RIVERSTONE BLVD., NASHVILLE, TN. 37214.

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 in 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 hand(s) this 10th day of April, 2007.

Edwin Anderson, Member
ANDERSON GROUP HOLDINGS, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared EDWIN ANDERSON, within whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of Anderson Group Holdings, L.L.C., the within named bargainor, a Tennessee limited Liability company, and that he as such Member, being signing for and in behalf of the limited liability company by himself as such Member.

Witness my hand, at office, this 10th day of April, 2007.

Notary Public

My Commission Expires:_____

My Commission Expires: July 6, 2010

RETURN TO:
RAGLE TITLE SERVICES, INC.
55 Oak Valley Dr.
Spring Hill, TN. 37174
TN1008

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.