Davidson County DEEDWARR
Recvd: 08/06/07 08:55 2 pgs
Fees:12.00 Taxes:0.00
20070806-0093060

Prepared by and Recording Requested by:
Gaines & Associates PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel ~~# 0471046~~
142090F
600.00

WARRANTY DEED

Owner & Property Address:
DAMON L. CRABTREE
Trustee of the ROBBIE C. CRABTREE
REVOCABLE LIVING TRUST
600 General George C. Patton Road
Nashville, TN 37221

Mail Tax Statement to:
Damon L. Crabtree
270 Long View Drive
Winchester, TN 37398

The GRANTORS, **DAMON L. CRABTREE and wife, ROBBIE C. CRABTREE,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and ~~satisfactory consideration~~, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

DAMON L. CRABTREE, Trustee of the ROBBIE C. CRABTREE REVOCABLE LIVING TRUST, dated February 15, 2007.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Unit No. 600, together with the Carport designated No. 600-C; in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, at pages 514, 515, 516, and 517, as amended in Book 6900, at page 654, et. seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, at pages 396, et. seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, at pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to husband and wife by Warranty Deed of record as ~~Instrument Number 0471046~~ LC* in the Register's Office of Davidson County, Tennessee. DAMON L. CRABTREE joins in this conveyance to relinquish any and all marital rights he may have in said property. This conveyance will sever our relationship as tenants by the entireties.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

LC
* Book NO. 11052 Page 378-379

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 17 day of July 2007, by the undersigned.

Damon L Crabtree

DAMON L. CRABTREE

Robbie C. Crabtree

ROBBIE C. CRABTREE

STATE OF **TENNESSEE**
COUNTY OF

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DAMON L. CRABTREE to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17 day of July, 2007.

Cheryl R. Parrish

NOTARY PUBLIC My Commission Expires: 8-4-07

CHERYL R. PARRISH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF **TENNESSEE**
COUNTY OF

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ROBBIE C. CRABTREE to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17 day of July, 2007.

Cheryl R. Parrish

NOTARY PUBLIC My Commission Expires: 8-4-07

CHERYL R. PARRISH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

STATE OF **TENNESSEE**
COUNTY OF

I hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer is Ten Dollars ($10.00).

Damon L Crabtree

AFFIANT

CHERYL R. PARRISH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me this 17 day of July, 2007.

Cheryl R. Parrish

NOTARY PUBLIC My Commission Expires: 8-4-07