WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/07 10:53 2 pgs
Fees:13.00 Taxes:554.63
20071120-0135843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosario R. Ballestrini and Carol A. Ballestrini	DOC Rosario R. Ballestrini	
23 Lindros Lane (NAME)	23 Lindros Lane (NAME)	Map 135-11-0-C-074.00CO
Waterford CT 06385 (ADDRESS)	Waterford CT 06385 (ADDRESS)	Parcel
(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, **WILLIAM NEAL CROWELL AND WIFE, ANNOTINETTE CROWELL***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROSARIO R. BALLESTRINI AND WIFE, CAROL A. BALLESTRINI**, 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 231 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the plan of Nashboro Village - tract 18, as shown by plat appearing of record in Plat Book 9700, page 968, as amended in Instrument No. 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to William Neal Crowell, a single person, by deed dated September 30. 2004 from Greenvale Homes, LLC, a Limited Liability Company, of record in Instrument No. 20041109-0134930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*Annotinette Crowell joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to William Neal Crowell.

unimproved ☐
This is improved ☒ property, known as 305 Nashboro Greens Way, Nashville, TN 37217

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 15th day of November, 2007.

~~Annotinette~~ Crowell
ANNTIONETTE

William Neal Crowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Neal Crowell and wife, Annotinette Crowell, the bargainors, 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 and official seal at ashville, Tennessee on this 15th day of November, 2007.

My Commission expires:

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TE

My Commission Expires MAY 2, 2011