WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of May, 2007, by and between **LANA S. SHARP, aka LANA S. CROWDER, a married person,** party of the first part, and ~~Kimberly D. Levitan~~, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 53, on the plan of BRENTVIEW HILLS, SECTION 7, as shown on plat of record in Plat Book 4175, Page 89 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor, by virtue of Warranty Deed recorded at Instrument Number 20050909-0108853, in the Register's Office for Davidson County, Tennessee.

Phillip Crowder, husband of Lana S. Crowder, joins in the execution of this deed for the purpose of conveying any and all rights that he may have in said property by virtue of his marriage to said Lana S. Crowder.

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 party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 4175, Page 89; Covenants, Conditions and Restrictions in Book 4404, Page 813; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Lana S. Sharp aka Lana S. Crowder

Lana S. Sharp aka Lana S. Crowder

Phillip Crowder

Davidson County DEEDWARR
Recvd: 05/29/08 10:05 3 pgs
Fees:18.00 Taxes:1091.50

20080529-0054560

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Lana S. Sharp, aka Lana S. Crowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of March, 2008

Jill Du Pont
Notary Public

My commission expires:
09/30/2012

JILL DU PONT
Notary Public
My Commission Expires Sept. 30, 2012

JILL DU PONT NOTARY PUBLIC CONNECTICUT

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Phillip Crowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 28th day of March, 2008

Jill Du Pont
Notary Public

My commission expires:
09/30/2012

JILL DU PONT
Notary Public
My Commission Expires Sept. 30, 2012

JILL DU PONT NOTARY PUBLIC CONNECTICUT

STATE OF Connecticut

COUNTY OF Hartford

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lana S Crowder
Affiant

Subscribed and sworn to before me this the 28th day of March, 2008

Jill Du Pont
Notary Public

My commission expires:

JILL DU PONT
Notary Public
My Commission Expires Sept. 30, 2012

JILL DU PONT NOTARY PUBLIC CONNECTICUT

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

5200 Pritchett Drive
Nashville, TN 37220

MAIL TAX NOTICES TO:

SAME

NAME AND ADDRESS OF PROPERTY OWNERS:

Kimberly D. Levitan
5200 Pritchett Drive
Nashville, TN 37220

TAX PARCEL NO.: 16004016700

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To: