WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip E. Crossman	Same	060-16-0-303.00
(NAME)	(NAME)	
5783 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **Brian M. Flint and wife, Jilliane Anzaldo Flint*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip E. Crossman**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 1 on the Plan of Jones Village, of record in Plat Book 6250, page 861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian M. Flint by Deed from Blue Ridge Investment Group, LLC, of record in Instrument No. 2006031500-29837, dated March 10, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the Plan of record in Plat Book 6250, page 861; Sewer easement of record in Book 4157, page 972 and Book 6974, page 896; 25 foot Access easement of record 2930, page 297, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2728 Jones Avenue, Nashville, TN 37207

(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.

* Jilliane Anzaldo Flint joins in this instrument to convey any interest she may have acquired by virtue of marriage to Brian M. Flint.

Davidson County DEEDWARR
Recvd: 07/10/08 09:26 2 pgs
Fees:13.00 Taxes:388.50

20080710-0070796

Witness my hand this 28 day of June, 2008.

Brian M. Flint

Jilliane Anzaldo Flint

STATE OF CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian M. Flint and Jilliane Anzaldo Flint ~~with whom I am personally acquainted,~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at CAMARILLO, California, this 28 day of June, 2008.

Notary Public

My Commission Expires: July 30, 2011

WILLIAM T. ADAMS
Commission # 1789794
Notary Public - California
Ventura County
My Comm. Expires Jul 30, 2011