Davidson County DEEDWARR
Recvd: 08/11/08 12:44 2 pgs
Fees:13.00 Taxes:841.46

20080811-0082414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$227,421.00** (Two Hundred Twenty Seven Thousand Four Hundred Twenty One).

Jennifer J. McCoy
AFFIANT

Subscribed to and sworn before me this 4th day of August, 2008.

Margaret Sherbert
NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TN

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph T. Dominick and Jennifer J. McCoy 328 Riverstone Blvd. Nashville, TN 37214	Myers Park Mortgage, Inc. 141 Providence Road Charlotte, North Carolina 28207	085-14-0-A-328.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **DANA R. CROSBY, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSEPH T. DOMINICK, AN UNMARRIED MAN AND JENNIFER J. MCCOY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 UNIT No. 3, on the plan of Riverstone Condominiums, Phase Two, according to the Master Deed of record in Book 6998, page 839; Book 7245, page 211; Book 11016, page 868 and Book 7245, page 250, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Instrument No. 20010814-0087503, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dana R. Crosby, a married woman in Instrument 20070416-0044934, Register's Office for Davidson County, Tennessee.

Dana R. Crosby hereby make oath that the above described property has never been the marital domicile of Dana R. Crosby.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **328 RIVERSTONE BLVD.** **NASHVILLE,TN37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 4th day of August, 2008

Dana R. Crosby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of August, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dana R. Crosby** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of August, 2008.

Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011