Return: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
900774

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia A. Kane | New Owner | 095050B06000CO |
| (NAME) | (NAME) | |
| 2120 Lebanon Pk Apt 37 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | , , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Karen A. Crandall and husband Theodore Crandall**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia A. Kane**, a Single Person 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:

BEING UNIT NO. 34 ON THE MASTER DEED OF EASTHAVEN TOWNHOMES OF RECORD IN INSTRUMENT NO. 20010806-0083543, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED OF REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KAREN A. CRANDALL AND HUSBAND, THEODORE CRANDALL BY WARRANTY DEED FROM EARL F. CRANDALL, MARRIED, RECORDED ON THE 24TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060224-0021734, IN THE REGISTER'S OFFICE OF 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.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pk Apt 37, Nashville, TN 37210

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, has 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 27th day of July, 2009.

Karen A. Crandall
**Karen A. Crandall**

**Theodore Crandall**

BILL GARRETT, Davidson County
Trans:T20090051110 DEEDWARR
Recvd: 07/29/09 12:57 2 pgs
Fees:13.00 Taxes:480.63
20090729-0070954

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Karen A. Crandall and Theodore Crandall**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of July, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011