07

REALTY TITLE

Prepared by and Return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100015045 DEEDWARR
Recvd: 03/15/10 10:54 2 pgs
Fees:13.00 Taxes:647.50
20100315-0019333

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Carolyn Crossno
Affiant

Subscribed and sworn to before me, this 12th day of March, 2010.

Notary Public
My commission expires: 11/07/12

07-1002-84161

Address of New Owner:	Send Tax Bills to:	Tax Information
Carolyn Crossno 227 Myhr Green Nashville TN 37221	NEW OWNER	142-07-0-C104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charlotte B. Evans, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carolyn Crossno, unmarried**, hereinafter called the Grantees, their successors 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. 104, on the Plan of Ashley Green, of record in Book 6900, Page 978, as established by and shown as Exhibit "C" to the Master Deed of record in Book 7184, Page 44; as amended in Book 7462, Page 312; and corrected in Book 7467, Page 279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie B. Evans and wife, Charlotte B. Evans by deed from Russell M. Martin III, a/k/a Russell McAlister Martin, III, individually, as Trustee of the Trust established for Melissa M. Wrenne under the Will of Russell McAlister Martin, Jr., deceased, and as Executor of the Estate of Russell McAlister Martin, Jr., deceased, dated February 22, 2006, recorded March 7, 2006, of record in Instrument No. 20060307-0026101, Register's Office for Davidson County, Tennessee. Leslie B. Evans having since died on June 19, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 227 Myhr Green, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of March, 2010.

Charlotte B. Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charlotte B. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 12th day of March, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

