Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 03/22/2014

(AFFIX SEAL)

KRISTEN PACE Gwinnett County NOTARY PUBLIC 03-22-2014 STATE OF GEORGIA

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 NUMBER
Julian S. Bick	New Owner	117-15-F 1.00 CO
(NAME) 4100 Oriole Place B	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **Algernon Crumpler and wife, Jennifer Crumpler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julian S. Bick, unmarried**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Guillory Place Condominium of record as Exhibit "A" of Instrument No. 20061006-0124720, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Guillory Place Condominium of record in Instrument No. 20060721-0088231, amended in Instrument No. 20061006-0124720 and Instrument No. 20071226-0147341, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to Instrument No. 20061006-0124720, amended in Instrument No. 20061006-0124720 and Instrument No. 20071226-0147341, said Master Deed, Register's Office for Davidson County, Tennessee.

Being the same property that was conveyed to Algernon Crumpler and Jennifer Crumpler by Warranty Deed from Shea C. Guillory, dated April 25, 2008, of record in Instrument No. 20080501-0044372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Master Deed of record in Instrument No. 20060721-0088231, 20061006-0124720 and 20071226-0147341; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4100 Oriole Place B, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20100020863 DEEDWARR
Recvd: 04/08/10 13:42 2 pgs
Fees:13.00 Taxes:1924.00
20100408-0026700

Witness our hands this 31 day of March, 2010.

Algernon Crumpler by Jennifer Crumpler,
Algernon Crumpler, By Jennifer Crumpler
His Attorney-in-Fact his attorney-in-fact

Jennifer Crumpler

STATE OF Georgia
COUNTY OF Gwinnett

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

Witness my hand and official seal at Suwanee, Georgia, this 31 day of March, 2010.

Notary Public

My Commission Expires: 3/22/2014

KRISTEN PACE
Gwinnett County
NOTARY PUBLIC
EXPIRES
03-22-2014
STATE OF GEORGIA

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer Crumpler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Algernon Crumpler, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Algernon Crumpler, the within named bargainor by the said Jennifer Crumpler as such Attorney-in-Fact.

Witness my hand and official seal at Suwanee, Georgia, this 31 day of March 2010.

Notary Public

My Commission Expires: 3/22/2014

KRISTEN PACE
Gwinnett County
NOTARY PUBLIC
EXPIRES
03-22-2014
STATE OF GEORGIA