WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Anne W. Magruder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Hope Crumbliss	NEW OWNER	**160-14-F-11CO**
(NAME)	(NAME)	
5622 Oakes Drive, Brentwood, TN 37027		
(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, **Anne W. Magruder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judith Hope Crumbliss,** _____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 5622 (Parcel No. 11) together with the carport designated No. 5622-C, Brentwood Hall, A Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard and Oakes Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Revision One, Brentwood Hall, Condominium Apartments, recorded in Instrument No. 20011031-0118967. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20011023-0115544 and as amended in Instrument No. 20020315-0032905, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, condions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20011023-0115544 and as amended in Instrument No. 20020315-0032905 and Instrument No. 20011023-0115545, respectively, Registers' Office for Davidson County, Tennessee, and restrictions in Book 4020, Page 59, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. .

Being the same property conveyed to Anne W. Magruder by deed from Haury and Smith Contractors, Inc. of record in Instrument No. 20011120-0127177 Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5622 Oakes Drive, Brentwood, TN 37027**

(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.

Witness my hand this 23 day of July, 2010.

Anne W. Magruder

Anne W. Magruder

BILL GARRETT, Davidson County
Trans: T20100045765 DEEDWARR
Recvd: 07/27/10 08:39 2 pgs
Fees: 13.00 Taxes: 925.00

20100727-0058670

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne W. Magruder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 DAY OF JULY, 2010.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public