[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Grove Park Construction, LLC		Map/Parcel -
PO BOX 2966	NEW OWNER	13101006200
Brentwood, TN 37024		

This instrument prepared by : Weldon B. White, Jr, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **James A. Crossman and wife, Mary B. Crossman** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Grove Park Construction, LLC** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, PLAN OF B.N. STAMMER SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Crossman and wife, Mary B. Crossman by Warranty Deed from Carol H. Kottler, married, recorded on the 5th day of December, 2006 in Instrument No. 20061205-0149780, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable and now assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF B.N. STAMMER SUBDIVISION, as recorded in Plat Book 1424, Page(s) 23, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20061205-0149780, said Register's Office.

This is improved property commonly known as: 2209 Hobbs Rd, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110035441 DEEDWARR
Recvd: 06/14/11 10:40 2 pgs
Fees:13.00 Taxes:1026.75

20110614-0045439

[STATE OF TENNESSEE]
[COUNTY OF ~~DAVIDSON~~] Williamson

The actual consideration or value, whichever is greater for this transfer is $277,500.00

Affiant

Subscribed and sworn to before me this 13 day of June, 2011

My Commission Expires: 1-29-13

Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of June, 2011.

James A Crossman
James A. Crossman

Mary B Crossman
Mary B. Crossman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2011, before me personally appeared James A. Crossman to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2011, before me personally appeared Mary B. Crossman to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012