WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039312 DEEDWARR
Recvd: 06/30/11 13:44 2 pgs
Fees:13.00 Taxes:1128.50
20110630-0050190

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2011. 2011

Notary Public

MY COMMISSION EXPIRES: 6/16/2012
(AFFIX SEAL)

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Christopher Crenshaw and Jehan Ali	SunTrust Mortgage, Inc	83-10-23.00
(NAME) 400 Rudolph Avenue	(NAME) P.O. Box 79041	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Baltimore, MD 21279-0041	
(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, **TRB & Associates, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Crenshaw and Jehan Ali**, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 232 and the southerly 15 feet of Lot No. 233 on the map of McEwen Place, of record in Book 332, page 133, Register's Office for said County.

Said Lot No. 232 and the southerly part of Lot No. 233 adjoin and front together 45 feet on the westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley, Lot No. 232 running back with the northerly margin of Ordway Place, formerly Grove Avenue.

Being the same property conveyed to TRB & Associates, LLC by Warranty Deed from Danny Elmore, Trustee of The James E. Elmore Testamentary Trust dated October 28, 2010 and recorded in Instrument No. 20101101-0087304, said Register's Office.

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 400 Rudolph Avenue, Nashville, TN 37206

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 24th day of June, 2011.

TRB & Associates, LLC

By: _____
Paul B. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Paul B. Anderson, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Secretary of TRB & Associates, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of TRB & Associates, LLC.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483