STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00.

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2011.

Jennifer Crowell
Notary Public
MY COMMISSION EXPIRES: 3/18/14
File No. 11-2551D

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Johnathan T. Crawley and Robin D. Crawley, husband and wife (NAME)	NEW OWNER (NAME)	149-15A 332 CO
2429 Edencrest Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110040036 DEEDWARR
Recvd: 07/05/11 11:25 2 pgs
Fees:13.00 Taxes:525.03
20110705-0051134

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 HEREBYACKNOWLEDGED, WE, **Filbert J. Martocci, III, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnathan T. Crawley and Robin D. Crawley, 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. 56 on the plan of CAMBRIDGE FOREST, PHASE FOUR, as shown by plat of record in Instrument No. 200208130098017, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Filbert J. Martocci, III, a single man from CIBM HSBC Bank (USA), by Special Warranty Deed dated June 16, 2010, as Instrument No. 20100701-0051615, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1.Restrictions as recorded in Book 10332, Page 1, Book 10774, Page 723 and Instrument No. 200210230130058, Register's Office for Davidson County, Tennessee.

2.Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200208130098017, Register's Office for Davidson County, Tennessee.

3.Charter of Homeowner's Association of record in Book 10343, page 769, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 200306240086951, Instrument No. 200306240086954 and Instrument No. 200306300090226, Register's Office for Davidson County, Tennessee.

5. Easement to AT&T as recorded in Book 1207, page 529, Register's Office for Davidson County, Tennessee.

6. Right of Way Easement as recorded in Book 1147, page 148, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewer and/or Storm Drainage as recorded in Book 7453, Page 445 and Instrument No. 200012280126570, Register's Office for Davidson County, Tennessee.

8.Stormwater Detention Agreement as recorded in Book 7632, page 762 and Instrument No. 200203080029654, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2429 Edencrest Drive, Antioch, TN 37013.

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. Whenever 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/our hand(s) this 27th day of June, 2011.

Filbert J. Martocci, III

June 27, 2011
Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Filbert J. Martocci, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2011.

My Commission Expires: 10/23/2012

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066