Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0463

BILL GARRETT, Davidson County
Trans:T20110051358 DEEDWARR
Recvd: 08/19/11 15:22 4 pgs
Fees:23.00 Taxes:610.50
20110819-0064501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

CHRIS MULE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of August.

Notary Public
Commission Expires: 2-2012

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
David R. Crowell and Brenda K. Crowell 9224 Sawyer Brown Road Nashville, TN 37221	David R. Crowell Brenda K. Crowell 9224 Sawyer Brown Road Nashville, TN 37221	142-13-0C-167.00CO

WARRANTY DEED

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,

Erik Hysinger, Janet Hysinger Moore (now known as Janet Hysinger Cover), and Brett Hysinger, devisees under the Last Will and Testament of Ann Hinkle Moerbe

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Crowell and Brenda K. Crowell

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 Unit Number 9224 (Parcel Number 167), together with the carport designated Number 9224-C in River Plantation, Section Eleven, Phase 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in Instrument Number 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Instrument Number 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 5 Condominium Apartments contained in the Master Deed recorded in Book 10628, Page 661 as amended and supplemented are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Ann H. Moerbe by Warranty Deed from Haury and Smith Contractors, Inc. dated 4/15/02 and recorded 4/16/02 in Instrument Number 20020416-0046766, Register's Office for Davidson County, Tennessee.

The said Ann H. Moerbe having died testate 4/23/11 pursuant to her Last Will & Testament of record in Docket No. 11P-764 Probate Court. Subject property was devised to Erik Hysinger, Brett Hysinger, & Janet Hysinger Moore.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9224 Sawyer Brown Road Nashville TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of August, 2011

Erik B Hysinger
Erik Hysinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Hysinger, 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 at Brentwood, Tennessee this 12th day of August, 2011.

Notary Public

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Commission Expires: 5/8/2016

Janet Hysinger Cover

Janet Hysinger Cover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Hysinger Cover, 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 at Brentwood, Tennessee this 12 day of August, 2011.

Notary Public

Commission Expires: 5/8/2012

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Brett Hysinger

Brett Hysinger

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett Hysinger, 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 at Herndon, VA this 12th day of August, 2011.

Notary Public

Commission Expires: 1/31/15

PETER A. SHERRER
NOTARY PUBLIC
REG. #7501811
MY COMMISSION EXPIRES
01/31/15
COMMONWEALTH OF VIRGINIA