WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110066285 DEEDWARR
Recvd: 10/24/11 10:57 2 pgs
Fees:13.00 Taxes:513.93

20111024-0082401

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
AdvantageTitle and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Crawford	Alliance Financial Resources	164100A09500 CO
(NAME)	(NAME)	
4080 Pineordchard Place	2155 West Pinnacle Peak Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Phoenix AZ 85027	
(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, Richard O. Elste and wife, Ulla H. Elste, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Crawford, an unmarried man, 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 all of Lot No. 254, VILLAGE TWO, SUMMERFIELD, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard O. Elste and wife, Ulla H. Elste, by deed of record in Instrument Number 20020823-0102255, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of VILLAGE TWO, SUMMERFIELD of record in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee. Restrictive of record in Book 11588, page 484, Book 11669, page 376, as amended in Instrument Nos. 20010308-0021946 and 20010504-0046260; By-Laws in Book 11648, page 662, as amended in Instrument No. 20010504-0046261; Charter for Homeowners Association in Book 11648, page 660, Amendment to Charter in Instrument No. 20010326-0028531; Easement to Southern Bell Telephone & Telegraph in Book 1141, page 327; Storm Water Detention Agreement in Instrument No. 20000113-004777; Quitclaim Deed to Homeowners Association for Open Space in Instrument No. 20010514-0049520; and, any and all matters as shown on the plan of record in Instrument No. 20000929-0096421; all of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4080 Pineordchard Place, Antioch, TN 37013

(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 our hands this day of October, 2011.

Richard O. Elste by Tad Ritchison,, Attorney-in-Fact

Ulla H. Elste by Tad Ritchison,, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 14 day of October, 2011 before me personally appeared Tad Ritchison, the person who executed the foregoing instrument on behalf of Richard O. Elste and Ulla H. Elste, and acknowledged that he executed the same as the free act and deed of the said Richard O. Elste and Ulla H. Elste, through Power of Attorney granted August 31, 2011 by the said Richard O. Elste and Ulla H. Elste.

Witness my hand and official seal at ~~Franklin,~~ Smyrna Tennessee this day of October, 2011.

Commission expires: KK

Notary Public

Kasey Melchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County